

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 16th, 1976

8:30 A. M.

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Present: Chairman Wayne E. Floyd, Margaret A. Brown, Harry I. Driggers, Neal Gale, Cormac McGarvey, C. Edward Nicholson and Father Marlon S. Poitier

Absent: W. H. Cowman

Also Present: Edward H. Stelle, Executive Director  
Wm. R. Dudark, Community Planner  
Wm. H. Dewey, Deputy County Administrator

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

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The Chairman announced that the applicant, Alonzo Lee Roberts, had request that his application, No. GC-48-76, be deferred to a later meeting.

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B-8-76

Request to rezone, from GR General Residential to GC General Commercial, the western 3.4 of Old Town Subdivision Lot 487 in the City of Brunswick; said property fronting 90 ft. on the east side of Albany Street and 135 ft. on the south side of London Street

Mr. Sam Cofer was present for review of this subject application, submitted by his wife Mrs. Marie Cofer. Mr. Cofer stated that the purpose of this request was to being the existing structure into conformance. He then explained that alterations to the drive-in drinking establishment would be made.

No one was present to object to this request.

After discussion, a motion was made by Mr. Gale, seconded by Mr. McGarvey and unanimously adopted to recommend approval of this request.

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GC-38-76

Request to rezone, from FA Forest - Agricultural to GC General Commercial, an irregularly shaped tract containing 13.39 acres fronting 1,231.68 ft. on the west side of Old Jesup Highway and lying immediately north of the Glynn County Board of Education property and east of the Georgia Power Company Power Line

Attorney Clinton O. Pearson was present for review of this subject application submitted by High Hill Investments.

Mr. Pearson stated that they wish to have the property rezoned for commercial development. He further explained that at the present time they propose to locate a bowling alley and shopping center on the property and other commercial uses in the future.

No one was present to express opposition.

Mr. Stelle pointed out that the staff feels the subject property is residentially oriented and therefore recommends denial of this request.

A motion was made by Mr. Nicholson and seconded by Mr. McGarvey that action be deferred until the December Regular Meeting, in order that the applicants and their attorney might obtain the attitude of the general neighborhood, for presentation to the Planning Commission at that meeting.

After discussion, the above motion and second was withdrawn.

A motion was then made by Mr. Gale and seconded by Mr. Driggers to recommend approval of the subject application.

Voting Aye: Mrs. Brown, Mr. Driggers, Mr. Gale, Mr. McGarvey  
and Mr. Nicholson

Voting Nay: Father Poitier

The Chairman declared the motion adopted.

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GC-45-76

Request to rezone, from R-12 One-Family Residential to LC Local Commercial, a 3.846 acre tract 75 ft. on the west side of the Old Jesup Highway and extending westerly to the Seaboard Coast Line Railroad right of way; said property lying immediately north of the Haase Farm Service & Building Supplies property and approx. 350 ft. south of the intersection of said highway and Walker Road

Mr. Floyd H. Faust, accompanied by Mr. Dewitt Foster, was present for review of the above subject application. Mr. Faust pointed out that at the present time he is the owner of the property, however, if the property is rezoned to LC Local Commercial he will sell the property to Mr. Foster.

Mr. Foster then explained that he proposes to operate an upholstery shop in the existing double garage located on the subject property.

A statement was submitted with 13 signatures stating that they did not object to this request.

Rev. S. Chapman was present to object to this rezoning.

Mr. Stelle pointed out that at one time the Planning Commission had recommended denial of rezoning property to the south of the Haase property. He then stated that the proposed use does not seem detrimental but rezoning of the property to a LC Local Commercial classification would allow many commercial uses and set a precedent, therefore, the staff recommends denial of this request.

After discussion, a motion was made by Father Poitier and seconded by Mr. Gale to recommend approval of this rezoning request.

Voting Aye: Mrs. Brown, Mr. Driggers, Mr. Gale, Mr. Nicholson and Father Poitier

Voting Nay: Mr. McGarvey

The Chairman declared the motion adopted.

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GC-46-76

Request to rezone, from R-9 One-Family Residential to OC Office Commercial, a tract containing 0.61 acre fronting 188.24 ft. on the south side of Cypress Mill Road with an average depth of 150.75 ft.; said property lying approx. 420.83 ft. west of U. S. Highway 17 North

Messrs. Butch Paxton and Weyman Tison were present for discussion of the above application.

Mr. Tison pointed out that the purpose of this rezoning is to allow Mr. Paxton to locate an office building on the property.

A statement with 11 signatures was submitted stating that they did not object to the property being rezoned to OC Office Commercial.

No one was present to object to this request.

Mr. Stelle recommended approval of the above request inasmuch as the property is commercially oriented.

A motion was then made by Mr. Nicholson, seconded by Mrs. Brown and unanimously adopted to recommend approval of this application to the County Commission.

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GC-47-76

Request to rezone, from RR Resort Residential and HC Highway Commercial to GC General Commercial, Lots 5, 6, 7, 8, 9, 10, 19 and 20, and a portion of Lot 18 in Block 2 of Arnold Villa Estates Subdivision on St. Simons Island; said lots forming an L-shaped tract fronting 233 ft. on the east side of Ocean Boulevard and 171.5 ft. on the south side of Arnold Road

Mr. Sam Cofer was present for review of the above request. Mr. Cofer explained that he proposes to locate a two-story structure with two office downstairs and two apartments upstairs.

Mr. Stelle pointed out that the Planning Commission has previously recommended rezoning of the property directly across from the site on Arnold Road, for a combination retail and apartment use.

After discussion, a motion was made by Mrs. Brown, seconded by Father Poitier and unanimously adopted to recommend that this application be approved.

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Subdivision Plat Review: Demere Oaks Estates Subdivision  
Final Approval Intercoastal Development Corp., Developers

Mr. James A. Moynihan, representing Intercoastal Development Corp., Developers of the Demere Oaks Estates Subdivision, was present for review of this final plat.

It was noted that no provisions had been made for dedication of open space.

Mr. Moynihan stated that his company is willing to make cash payment in lieu of dedication.

The Executive Director recommended approval of the subject final plat inasmuch as it meets, other than for provision of open space, all requirements of the Glynn County Subdivision Regulations.

After consideration, a motion was made by Mrs. Brown, seconded by Mr. Nicholson and unanimously adopted to approve the Final Plat of Demere Oaks Estates with recommendation to the County Commission that a cash payment of \$1,170.00 be made to the county in lieu of open space dedication, this amount being computed by taking 5% of the recent purchase price of the property, excluding the area of land offered for dedication of Demere Oaks Circle.

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Subdivision Plat Review: Redfern Village Subdivision  
Final Approval Robinson Homes, Inc., Developers

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

The Executive Director pointed out that the final plat is for a commercial subdivision and as such should be exempt from open space dedication as required for residential subdivisions. Mr. Stelle stated that this plat meets all requirements of the Glynn County Subdivision Regulations.

After review, a motion was made by Mr. McGarvey, seconded by Father Poitier and unanimously adopted to approve the Final Plat of Redfern Village Subdivision and as well to approve a waiver of any open space requirements therein.

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Subdivision Sketch Plan: St. Simons Heights Subdivision  
Review Wm. H. Morton, Developer

Mr. Wm. H. Morton, Developer, accompanied by Registered Engineer J. H. Ringeling, was present for review of the subject sketch plan.

After studying the plan, a motion was made by Mrs. Brown, seconded by Mr. Nicholson and unanimously adopted to approve in concept the Sketch Plan for St. Simons Heights Subdivision Revision as submitted.

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GC-2-76 F

Proposed Amendment to Section 611.1 of the Glynn County Zoning Ordinance which will modify the Number of Off-Street Automobile Parking Spaces Requirements

Motion was made by Mr. Nicholson, seconded by Father Poitier and unanimously adopted to defer the above item until such time as the County Building Inspector, Mr. Vernon Lewis, can be present for review.

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Blythe Island Road Closing

Mr. Stelle explained that the County has asked that any request for a road to be closed or opened be reviewed by the Planning Commission prior to going to the County Commission for consideration.

Mr. Stelle then pointed out that a petition from property owners on Blythe Island has been received requesting that a Blythe Island road be closed.

After discussion, pointing out that the road does provide access to the beach, a motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to recommend to the County Commission that the Blythe Island road involved not be closed.

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Causeway Report

Mr. Stelle reviewed the background of the St. Simons Causeway. He then explained that problems regarding the causeway were trying to be resolved and presented the Interum Causeway Report.

Following discussion and upon a motion made by Mrs. Brown and seconded by Mr. Nicholson, the following Resolution was unanimously adopted:

RESOLUTION

WHEREAS, adequate transportation service to and from St. Simons Island has been a matter of major concern to the over-all community during the past years; and

WHEREAS, this concern has intensified during recent months due to greater demand being placed upon the Torras Causeway resulting in increased traffic congestion and delays; and

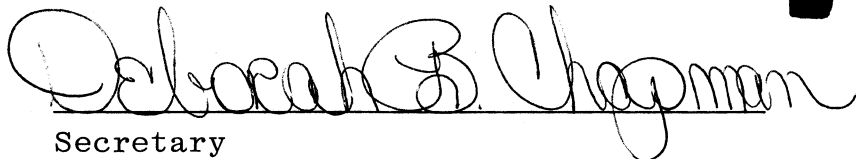
WHEREAS, the Joint Planning Commission, in its role as an independent body indicated to the proper long-range development of the community in the interest of all citizens; has studied the situation and published such report which has been reviewed by the Joint Planning Commission members;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Brunswick - Glynn County Joint Planning Commission in Regular Meeting assembled on this 16th day of November, 1976, recognizing the immediate need for relief to the existing causeway problems, recommends that the following five (5) steps be implemented as soon as practicable and make the following recommendations that:

1. the City and County Commission deligitly pursue the adoption of a joint agreement relating to the planning, operation and management of the Torras Causeway facility;
2. the County, working through the Planning Commission, sponsor and support the formulation of a comprehensive growth policy plan for the development of St. Simons Island;
3. the toll structure be investigated immediately with the purpose of revising the fees to more adequately meet monetary needs for carrying out immediate and long-term improvements;
4. to begin the implementation of the following improvements - new toll collection facility, revised bridge raising policy, traffic circle signing and Highway 17 intersection modification; and
5. the City and County continue to support process of completing a long-term transportation system plan under the guidance of the Transportation Planning and Technical Coordinating Committee.

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Meeting Adjourned at 11:30 A. M.

  
Secretary