

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

DECEMBER 18th, 1979

9:00 A.M.

Present: Billy R. Gibson, Chairman
S. Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
W. W. Crosby
Harry I. Driggers
Bill Hicks

Absent: Andy Haman

Also Present: Edward H. Stelle, Executive Director
Frank Kurchinski, Planner
Deborah B. Chapman, Administrative Assistant

Chairman Gibson called the meeting to order and Mr. Crosby gave the invocation.

Pecan Point Subdivision
Final Plat
Sara Wildsmith, Developer
Carl Bellflower, Surveyor
C. D. Peacock, Engineer

Mrs. Sara Wildsmith, developer, accompanied by her husband, was present for review of the above subdivision plat.

Mr. Stelle pointed out that the proposed subdivision contains 49 lots located on 32 acres of land zoned FA Forest - Agricultural.

Mr. Stelle stated that the County Engineer has reviewed the proposed subdivision and finds that the drainage ditch adjacent to Lot # 339 will need to be cleaned out prior to approval. Mr. Stelle further pointed out that 2 culverts located at Lauren Lane and Lettuce Lane also need to be improved prior to final acceptance.

Mr. Stelle then pointed out that access to the proposed subdivision is via Touchstone Parkway. He pointed out that due to the amount of traffic that may be utilizing the Touchstone Parkway that in the future paving of the road may be necessary. He then stated that the County has indicated a desire to work with the developers as to their participation in the paving.

Mr. Stelle then stated that the staff recommends approval of the final plat, subject to the above noted improvements being made, in that the development meets the requirements of the Subdivision Regulations.

Motion was made by Mrs. Brown, seconded by Mr. Boatright and unanimously adopted that the Final Plat of Pecan Point Subdivision be approved subject to the ditch adjacent to Lot # 339 being cleaned and approved and the culverts across Lettuce Lane at Cabbage Lane and north of Lauren Lane being provided with additional cover. It was noted that the above conditions will be met prior to County Commission review.

Nominations for the offices of Chairman and Vice Chairman for 1980 were called for.

Mr. Hicks nominated Mr. Gibson to continue to serve as Chairman for 1980. Mr. Crosby seconded the nomination. Mr. Boatright called for nominations to be closed. It was unanimously voted that Mr. Gibson continue to serve as Chairman for 1980.

Mr. Driggers then nominated Mr. Boatright to serve as Vice Chairman for 1980. Mr. Crosby seconded the nomination. Mrs. Brown called for nominations to be closed. It was unanimously adopted that Mr. Boatright serve as Vice Chairman for 1980.

GC - 56 - 79

Request for an Amendment to the Master Plan of the Island Club Tract and Site Plan Approval for a substance abuse center on approximately 5 acres being a portion of the Freeman - Mazo portion of the Triangle Tract, located approximately 1,050 feet east of the intersection of Demere Road and Sea Island Road on the south side of Demere Road

Mr. James Gilbert, Jr., Attorney, Mr. Lockland and Mr. Nicks were present to represent the above request.

Mr. Stelle pointed out that the same applicants, Charter Medical, came before the Planning Commission at their last meeting to present the same request at another location (GC - 55 - 79). It was noted that the proposed use is for a 60-bed health care facility.

Mr. Stelle stated that the status of the area is a large tract of land zoned PD-G Planned Development - General with the master plan being approved in 1973. The tract of land was designated as being for residential office park scale development. He then stated that therefore this request would be an amendment to the master plan. He stated that the Planning Commission's action is to review the site plan and proposed use and evaluate the use as to whether it would be compatible with the area and community.

It was pointed out that the approved racquetball club will be located west of the subject location.

Mr. Gilbert stated that at this time he does not feel it to be necessary to present a lengthy presentation in that it was reviewed by the Planning Commission at their last meeting.

Mr. Nicks pointed out that access to the project would be via Demere Road. He stated that site coverage is 20 percent. He then stated that every effort has been made to keep the natural environment.

Mrs. Berthenia Gibson, resident of Jewtown, stated that she objects to such a facility being located at the subject location. She stated that a facility of this type is needed but does not feel the proposed location is appropriate. She stated that the area is a residential neighborhood with three (3) churches also located within close proximity. She stated that she does not feel this type of facility should be located on the Island due to limited access via the causeway.

Rev. E. L. Brogsdall, Minister of St. Paul Baptist Church, was also present to object to this request. He stated that the members of the St. Paul Church strongly object to such a use as the proposed being located at the subject location or on the Island.

Mr. Dick Ludlow was present to read a letter from Dr. John F. Burns stating that he objects to such a use as the above being located on the Island. It being noted that the subject letter being on file.

There were also a number of other objectors that were present to state their objections. Everyone present was given the opportunity to express their concerns.

Mr. Lockland pointed out that the facility would be responsible for removing their patients from the Island if evacuation is needed. He stated that this matter has been looked into very carefully.

Mr. Lockland then pointed out that a letter has been received from Mr. Jerry Slusher, Club House of America, proposed developers of the adjacent property, stating that they would consider the possibility of the facility utilizing the club's facility for their recreational use.

After further discussion, a motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to recommend denial of the above request.

Mr. Carroll Palmatary, Attorney, stated that he does not feel that this request is an amendment to the Master Plan. He stated that he feels the only action needed by the Planning Commission is site plan approval, that the property is properly zoned for this type use. He then stated that he would like the reasons for denial.

Motion was made by Mr. Boatright, seconded by Mr. Driggers and unanimously adopted that an amendment be made to the motion, that the reasons for denial being those so stated in the staff comments, that the proposed facility on the subject location would be inconsistent with the designated use of the property on the Master Plan - residential office park scale, and further that a facility of this type would be more appropriately located in an heavily developed urban area or in an isolated rural setting and not in a residential area.

GC - 54 - 79

Request to rezone, from HC Highway Commercial to R-20 One-Family Residential, a 8.5 acre tract located to the east and west of Avoca Villa Road at the intersection of Avoca Villa Road and U.S. Highway 341

Mr. George Skarpalezos, applicant, was present for review.

Mr. Stelle pointed out the location of the subject property. He stated that the proposed use of the property is for residential development. It was noted that this property is located at the entrance of River Ridge Subdivision. Mr. Stelle stated that residential development is a better utilization of the property and will create a more attractive entrance into the residential subdivision of River Ridge. Mr. Stelle then stated that the staff recommends approval.

It was noted that this request must meet final plat requirements of the Subdivision Regulations prior to development or sale of the lots.

No one was present to object to this request.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above request.

Marsh Landing Subdivision

Preliminary Plat

J. L. Johns, Developer
Pat Garner & Associates, Surveyor
Lawrence Miller, Engineer

Mr. Pat Garner was present for review of the above plat.

Mr. Stelle pointed out that the above subdivision is located west of River Ridge Subdivision.

Mr. Stelle stated that a letter was sent to Mr. J. L. Johns, developer, stating all the items that need to be meet prior to final plat submission. Mr. Stelle then stated that the staff recommends preliminary approval of the plat subject to the following items, noted in the subject letter, being met: 1) a key map showing the geographic location of the site; 2) statement from the Health Department that they have been furnished a copy of the plat and certify the subdivision suitability for septic tanks; 3) copy of the Soil Erosion and Sedimentation Control Permit application; 4) certification of the marsh areas from the Marshland Protection Agency; and 5) meet open space requirement, cash-in-lieu or land dedication.

Mr. Garner stated that most of the above mentioned items have already been meet and that the other requirements will be meet prior to final plat submission.

Motion was made by Mr. Driggers, seconded by Mr. Hicks and unanimously adopted to recommend Preliminary Plat Approval of Marsh Landing Subdivision subject to the above requirements stated by the Executive Director.

Sea Island Subdivision, Phase I Extension II
Final Plat

It was noted that Mr. Gibson and Mr. Atkinson were abstaining from discussion and action on the above matter.

Mr. Stelle stated that the above final plat has been reviewed by the staff and the staff finds that it meets all the requirements of the Subdivision Regulations. Mr. Stelle stated that the roads have been paved and water has been installed. He further stated that County Engineer approval has also been granted.

Motion was made by Mr. Hicks and seconded by Mr. Driggers to approve the Final Plat of Sea Island Subdivision, Phase I Extension II. Voting Aye: Mrs. Brown, Mr. Driggers, Mr. Boatright, and Mr. Hicks. Abstaining from Voting: Mr. Atkinson.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted that the Minutes of October 2nd, 1979 and December 4th, 1979, be adopted.

Mr. Stelle explained that the Subdivision Regulation Review Committee is still reviewing the proposed amendments and that their recommendation should be made to the Joint Planning Commission at the Commission's second meeting in January.

Meeting Adjourned at 10:00 a.m.


Deborah B. Chapman

December 18th, 1979