

BRUNSWICK - GLYNN COUNTY  
JOINT PLANNING COMMISSION

JUNE 19, 1979 9:00 A.M.

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

Absent: Johnie O. Boatright  
Andy Haman

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

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GC - 26 - 79

Request for site plan approval of a 4.71 acre triangular tract located 3,077 feet west from the intersection of Windward Drive and Palm Drive in the Planned Development known as Sea Palms directly north of the 2nd fairway and adjacent to Harrington on the north and North Golf Villas to the southeast

Mr. Robert L. Boone, Manager of Bay Colony Property Co., was present for review.

It was noted that the surveyor of the above is Patrick Garner & Associates and engineer being Hussey, Gay & Bell, Inc.

Mr. Stelle pointed out the location of the subject property. He stated that Bay Colony proposes to move the existing maintenance and storage area to the club house and develop townhouses on the subject property. It was noted that the development will be known as "Tall Pines Townhouses". Mr. Stelle stated that action today is for an amendment to the Master Plan, site plan approval, and preliminary subdivision plat approval.

Mr. Boone pointed out that at the present time no definite plans as to the exact location of the townhouses, within the subject property, is known. He stated that definite placement of the townhouses will depend upon whether two or three bedroom townhouses are developed. He stated that the townhouses will be pre-sold and then the plat will be drawn in final submission to reflect such.

Mr. Boone then stated that he is requesting a variance as to setbacks in order to save trees from being cut down.

Mr. Stelle stated that he feels Mr. Boone should define his plan and then come back before the Commission for the variances.

Mr. Boone stated that the variance needed is a front setback from 20 feet as required in the Zoning Ordinance to 10 feet and side setback from 30 feet to 20 feet to move away from the golf course and a variance to be able to locate a portion of the turn around in the ditch easement that will be piped. Mr. Boone stated that there will be a buffer between this development and any development to the north in Harrington Subdivision.

It was noted that the proposed development contains 4.71 acres with 24 lots proposed; density being 6 units per acre.

Mr. Richard Barford was present to object to this request. He stated that he feels this development in the proposed location would infringe upon the golf course and would be in conflict with a suit with Evans & Mitchell in 1972. He then requested the JPC to postpone this matter until such time as legal review can be made.

Mr. Stelle then stated that the staff recommends approval of the above amendment to the Master Plan, site plan approval, and preliminary subdivision plat approval reflecting the front yard setback as mentioned. He also recommended that the 30 foot easement on Block E be moved to the north away from the golf course. He stated that any approval should be subject to water and sewer, fire chief and road engineering approval.

Motion was then made by Mr. Crosby, seconded by Mr. Driggers and unanimously adopted to recommend approval of this request for an amendment to the Master Plan, site plan approval with variances of 10 feet on front yard setbacks and preliminary subdivision plat approval subject to all appropriate agencies approvals.

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GC - 24 - 79

Request to rezone, from R-12 One-Family Residential to GC General Commercial, an approximately 29 acre portion of the Carlo Cambra Tract located on the west side of Altama Avenue, approximately 1,250 feet south of Frederica Garden Apartments

Mr. Jack J. Lissner was present for review of the above request.

Mr. Stelle pointed out that this item was on the June 5th JPC agenda but was withdrawn until such time as a site plan showing parking, curb cuts, buffers, etc. could be submitted. Mr. Stelle stated that the proposed use of the property is for a commercial shopping center.

Mr. Lissner pointed out that the subject property is owned by a number of individuals and that they are requesting the above commercial rezoning in order that the property can be sold to a prospective developer. He stated that he feels a GC General Commercial zoning to be the best and highest use for the property.

Mr. Stelle pointed out that the total property contains approximately 29 acres and could be the major shopping center in the County.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted to recommend approval of this rezoning request subject to final site plan of the development being approved.

Conine Road

A 17 acre tract, zoned FA Forest - Agricultural, located off Highway 99 2,113 feet west from the intersection of Highway 341 and Highway 99, the area of proposed right-of-way is 2.83 acres

Preliminary Approval

Developer: James Conine

Surveyor: James Conine

Engineer: Seaboard Engineering, Inc.

Mr. John Ringeling, Seaboard Engineering, was present for review.

Mr. Stelle stated that any new easements of right-of-ways, such as the above, must be processed through the Glynn County Subdivision Regulations.

Mr. Stelle stated that this proposal is a combination of a 60 ft. and 75 ft. right-of-way with unpaved roads. He stated that it will serve as an access way to a landlocked parcel of land located off Highway 99 in the Sterling area.

Mr. Stelle pointed out that the County Engineer has reviewed the engineering details and has recommended a minor modification of shifting the road over due to the ditch.

It was noted that 3 acre tracts may be developed from this road without further subdivision approval.

Mr. Stelle stated that the staff recommends preliminary approval of the above request.

Motion was made by Mr. Driggers, seconded by Mr. Hicks and unanimously adopted to grant preliminary approval.

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Riverside Subdivision, Section II, Phase I & II

Final Approval

Developer: Suncoast Development Corp.

Engineer: J. H. Ringeling, Seaboard Engineering

Surveyor: L. I. Kicklighter

Mr. John Ringeling and Mr. Charlie Ellzey was present for review.

Mr. Stelle pointed out that this subject subdivision plat was given preliminary approval on September 21, 1978, with a revision on October 17, 1978, and that final plat approval is being requested at this time.

It was noted that this subject subdivision consists of 52 acres zoned R-9 One-Family Residential with 100 lots.

Mr. Stelle pointed out that a Letter of Credit in the amount of \$472,520 has been received.

Motion was made by Mr. Hicks, seconded by Mr. Crosby and unanimously adopted that Final Approval be given to Riverside Subdivision, Section II, Phase I & II.

Messrs. Pete Clay and Roy Watson of Sea Gate Inn were present to get a tentative approval on a conditional use permit amendment to allow the construction of 18 room motel with 6 efficiency rooms.

It was noted that in the Glynn County Zoning Ordinance a motel does not consist of kitchen facilities so therefore they have to meet the requirements for motel/hotel as well as for apartments.

After review of the plans, Mr. Hicks made a motion to grant concept approval of the plans. Motion was seconded by Mr. Atkinson and unanimously adopted.

Mr. Stelle stated that this request will be advertised for review at the next JPC Meeting.

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Upon a motion made by Mr. Crosby and seconded by Mr. Atkinson the May Expense Report was unanimously approved.

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Meeting Adjourned at 10:30 A.M.

  
Deborah B. Chapman

June 19, 1979 Minutes