

BRUNSWICK - GLYNN COUNTY  
JOINT PLANNING COMMISSION  
JULY 24, 1979 9:00 A.M.

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

Also Present: Edward H. Stelle, Executive Director  
Roy Dudark, Assistant Director  
Deborah B. Chapman, Administrative Assistant

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Meeting was called to order by Chairman Gibson and the invocation was given.

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Island Club Subdivision No. 1  
Preliminary Approval  
Sea Island Company

Messrs. James B. Gilbert, Jr., Elwen Sasser, and Dewey Benefield were present for discussion.

Mr. Stelle pointed out that this request involves Sections A, B, C, and D of Phase I which has already been given final approval. He stated that today a revision to Phase I is being sought to change the proposed 99 lot subdivision into 95 lots, which would increase lot sizes. He also pointed out that the road design has been altered. He stated that access would be via Kings Way with a proposed turning and passing lane improvement. He stated that the staff feels the proposed revision would better utilize the lakes and other features. Mr. Stelle stated that the turning lanes and roads would be designed according to State Highway safety approval and that revised engineering plans would be submitted.

Motion was made by Mr. Hicks, seconded by Mr. Crosby and unanimously adopted to grant Preliminary Approval of the Island Club Subdivision No. 1, subject to the approval of the entrance design and final engineering being approved by the County Engineer.

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Golden Isles Marina - Location of Sewage Treatment Facility

Mr. Stelle pointed out that this subject matter was referred back to the Planning Commission by the County Commission for further consideration.

Mr. Stelle pointed out that the originally approved plan for the sewage treatment facility was for the southwest corner of the property. However, the Marina proposes to locate the sewage treatment facility at the northeast corner adjacent to the St. Simons Causeway. Mr. Stelle stated that the main question of concern of the Commission is that it will be located in the old right-of-way of the causeway. He pointed out however that this southern right-of-way was traded off in the past for the new right-of-way north of the causeway and therefore would not be an encroachment.

Mr. Stelle then pointed out that the State Highway Department has stated that the property that the sewage plant is proposed to be located may be needed to locate a new bridge.

Mr. Russell Faust, representing Golden Isles Marina, showed the design plans for the type of facility they propose to construct. He stated that the facility would be odorless and will have no adverse effect on the health and safety of the area. He stated that all appropriate agencies have approved the sewage facility.

Also present were Mr. Steve Garner, Golden Isles Marina, and Mr. James Gilbert, Jr., Attorney. Mr. Garner stated that the facility would be maintained daily.

Mr. Gilbert stated that the visual affect will be less than if it was to be constructed in the original location. He further stated that the area would be landscaped.

Motion was made by Mr. Atkinson and seconded by Mr. Crosby to recommend approval of the relocation of the Golden Isles Marina sewage treatment facility, subject to all appropriate agencies approving the use.

Mr. Hicks stated that he does not feel the Commission should allow such a facility that may hazard the possibility of 4-laning the causeway in the future. He further stated that he feels the facility should be located in another area. Therefore, Mr. Hicks voted nay to the motion. All others voted in favor of the motion for recommending approval.

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River Ridge Subdivision  
Preliminary Approval  
George Skarpalezos

Mr. George Skarpalezos, Developer, was present for review of the above application.

It was noted that the above subdivision consist of 103 lots in the Burgess Tract off of U.S. 341, zoned R-20 One-Family Residential.

Mr. Stelle pointed out that all the road design and profiles, engineering of the entire property and topo and drainage has been submitted and reviewed. It was noted that the roads within the subject subdivision will not be paved.

Mr. Stelle then stated that the effect of additional traffic from the proposed subdivision as to safety still needs to be studied.

It was noted that the open space requirement will be met by cash in lieu of land.

Mr. Stelle pointed out that a letter has been received from the Department of Health approving the proposed subdivision, subject to modifications being made to specific lots. He then stated that the final plat should state which lots meet the percolation test and which need modifications. He then pointed out that the double frontage lots on Burgess Drive should be changed.

It was noted that an application for a Soil Erosion and Sedimentation Control Permit is on record and Marshland Protection has approved the marsh upland boundary.

Motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted to approve the Preliminary Plat of River Ridge Subdivision, subject to sewage and traffic safety being approved and the placement of the health department requirements on the final plat.

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Mr. W. Curtis Tucker, Tax Commissioner, was present to give a brief explanation on the taxing of mobile homes within Glynn County. Mr. Tucker stated that under the state law, mobile homes are taxed as to their length, weight and age not the original value, similar to an automobile.

Mr. Tucker stated that the County is in great need for a new ordinance which would allow the County to collect more money for the services that are rendered to mobile home dwellers and owners. He stated that he has talked with County Attorney Tom Lee about this matter and he has advised that such an ordinance is not legal, however Mr. Tucker stated that almost all other Georgia Counties have already passed new ordinances.

Mr. Tucker then presented examples as to the amount of taxes that are paid. He stated that at the present time a similar size conventional single-family home is taxed about 3 times as much as a mobile home.

Mr. Tucker stated that according to their records that Glynn County has a total of 1,950 mobile homes.

Following Mr. Tucker's presentation, Chairman Gibson thanked him for coming to talk to the Planning Commission on this matter.

Mr. Stelle stated that the staff would continue to study the status of mobile homes within the County and would keep the Planning Commission informed.

Fountain Lake Apartment Project

Mr. Mike Clements, Developer, was present with a site plan for the development of a multi-family development to be known as "Fountain Lake Apartments".

Mr. Clements pointed out that he has brought the project before the Commission for their endorsement. He stated that the project is located within the flood hazard area of Glynn County, according to the maps, and that in order for him to get HUD funding for the development that he needs the Commission's endorsement stating that they are satisfied that this particular development can be designed to escape damage from a 100-year flood. He further stated that he wishes the Commission to endorse the fact that there is no other alternative site within the City Limits of Brunswick for the development of such a project.

It was noted that at the present time only an endorsement from the Commission is needed and that the plans will be submitted at a later date for approval.

Motion was made by Mr. Haman, seconded by Mr. Boatright and unanimously adopted that the Commission's endorsement be given, in that this type of development is needed in the Brunswick area.

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Upon a motion made by Mr. Boatright and seconded by Mr. Haman the June 1979 Expense Report was unanimously approved.

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The status of Sea Palms West was then discussed.

Mr. Stelle pointed out that the staff has met with the developers of Sea Palms West regarding their development. He pointed out that the staff feels this development will be the last major development on the Island.

Mr. Stelle pointed out that an amendment to the Glynn County Zoning Ordinance stating that if no work within 2 years of the effective date of Planned Development approval has been done then the development plan shall automatically be void and the parcel shall revert back to the zoning classification in effect prior to approval.

Mr. Stelle explained that the staff has reviewed the Sea Palms West plan and feels that two tracts, Deer Run and Racquet Club, have had construction. He further stated that the question at the present time is, does the amendment passed in 1977 take effect back in 1972 when the tracts of Horne and Stephens were approved or does the 2 year period go into effect when the amendment was adopted. Thereupon, it was pointed out that if the 1977 amendment took effect in 1977 when adopted then the applicants would have till December 1979 to obtain a building permit in the amount of at least \$500 for the Horne and Stephens tracts to retain the zoning classification of PD-G Planned Development - General.

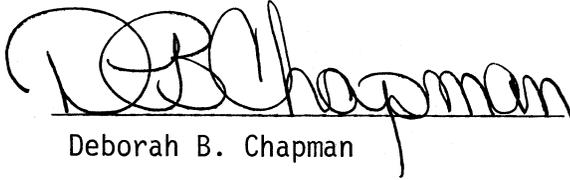
The plan for all 4 tracts, Horne, Stephens, Racquet Club and Deer Run, were reviewed.

Following lengthy discussion, motion was made by Mr. Haman and seconded by Mr. Atkinson that the zoning of the Horne and Stephens Tracts revert back to the previous zoning classification of R-12 One-Family Residential. Voting Aye: Mr. Atkinson, Mr. Boatright, Mr. Crosby, Mr. Driggers, Mr. Haman and Mr. Hicks. Abstaining: Mrs. Brown.

Mr. Stelle stated that he would notify the applicants of the Planning Commission's action.

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Meeting Adjourned at 11:00 a.m.



Deborah B. Chapman