

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

AUGUST 21, 1979

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

Absent: Johnie O. Boatright
Andy Haman
Bill Hicks

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

Chairman Gibson called the meeting to order at 9:20 a.m. and invocation was given.

GC - 35 - 79

Request to rezone, from R-12 One-Family Residential to GR General Residential, an approximately 2 acre tract of land fronting 119.5 feet on the west side of Old Jesup Highway and on the western side of the intersection of said Old Jesup Highway and Scranton Road

Mr. Goodbread was present to represent the above request submitted by his mother, Mrs. Ester Goodbread Langford.

Mr. Kurchinski pointed out the location of the subject property. He stated that access to the subject property would be via an unofficial county maintained or accepted road and that in order for a permit to be issued a 50 foot right-of-way would have to be provided.

Mr. Stelle pointed out that a permit could be issued for one unit with access via Old Jesup Highway.

Mr. Stelle stated that the character of the area is single-family and that the lots within the area are small and has a traffic congestion problem. He further pointed out however that multi-family does exist in the area but are non-conforming uses.

It was noted that no one was present to object to this request.

Mr. Kurchinski pointed out that with the present zoning one single-family home could be built on the property.

Mr. Stelle then stated that the Planning Commission could recommend rezoning only a portion of the subject property, an area approximately 89 X 250 feet, for the location of one duplex unit.

Following lengthy discussion, motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted to recommend the rezoning of a 89 X 250 foot portion of the subject property to allow the construction of one (1) duplex unit.

GC - 36 - 79

Request to rezone, from R-9 One-Family Residential to M-20 One-Family Residential, a tract of land containing .50 acres located 365 feet south of the southeast corner of the intersection of Walker Road and Old Jesup Highway

Mr. O. W. Robson was present for review of the above request. Mr. Robson stated that he wishes to locate a mobile home on the subject property. He further stated that his son would live in the mobile home if the rezoning is granted.

Mr. Kurchinski pointed out the location of the subject property. He stated that the area is primarily single-family homes. He further stated however that a considerable number of non-conforming mobile homes exist in the area.

Mr. Stelle pointed out that if this rezoning is granted that this would be the first mobile home rezoning in this section of Old Jesup Highway. Mr. Stelle then stated that he does not feel that a rezoning to allow a mobile home would have any adverse impacts on the surrounding property.

It was noted that no one was present to object to this rezoning request.

Motion was made by Mr. Crosby, seconded by Mr. Driggers and unanimously adopted that this request be recommended to the County Commission for a rezoning to M-9 One-Family Residential for the location of a mobile home.

CUP - 6 - 79

Request for a Conditional Use Permit in a HC Highway Commercial District to allow a Used Car Lot, property containing 24,400 square feet located on the southeast corner of Altama Avenue and Stanford Avenue

Messrs. E. E. Merritt and Ray L. Arthur were present for review of the above request.

Mr. Stelle pointed out that the subject property is the location of an old service station. It was noted that there are no proposed changes to the existing building, lighting or curb cuts. Mr. Stelle then stated that the staff has determined that the use impacts for the proposed use will be less than the previous service station use.

Motion was made by Mr. Atkinson, seconded by Mr. Crosby and unanimously adopted that this request be granted for the location of a used car lot.

It was noted that no action would have to be taken by the County Commission on this matter, that the Planning Commission's action will be forwarded to the County Building Official for issuance of a conditional use permit.

13th Street Extension Final Approval
Sea Island Properties
Engineer: Thomas & Hutton
Surveyor: George P. Underwood & Associates

Messrs. William Smith, George Underwood and James Gilbert, Jr., Attorney were present for review.

Mrs. Brown chaired the discussion of the above item due to Mr. Gibson abstaining from discussion due to a conflict of interest.

Mr. Stelle pointed out that the above subdivision contains 11.667 acres with 12 lots. He stated that the subject subdivision plat was given preliminary approval on April 17th, 1979.

Mr. Stelle stated that all improvements have been installed except for grass being planted on the side of the road. He then stated that the subject road will be privately maintained. However, the County will be provided an easement for public utilities.

Mr. Stelle pointed out that the 5% open space has been met by land dedication.

Mr. Stelle then stated that the above subdivision plat is ready for final plat approval. Thereupon, motion was made by Mr. Crosby and seconded by Mr. Driggers that final plat approval be granted. Voting aye were Mr. Atkinson, Mr. Crosby and Mr. Driggers. Abstaining was Mr. Gibson.

Golf Retreat North Subdivision Final Approval
Sea Island Properties
Engineer: Thomas & Hutto
Surveyor: George P. Underwood & Associates

Mrs. Brown chaired this item due to Mr. Gibson's abstaining from action due to a conflict of interest.

Messrs. William Smith, George Underwood, and James Gilbert, Jr., Attorney were present for review.

Mr. Stelle pointed out that the above plat is located next to the Sea Island Golf Course. He stated that the subject plat containing 20 acres with 21 lots was given preliminary approval in July 1978.

Mr. Stelle stated that the final plat meets all the requirements for final approval except for the roads needing to be dressed. He stated that the open space requirement is being met by land dedication of a strip of land being left in it's natural state.

Motion was made by Mr. Driggers and seconded by Mr. Crosby that Golf Retreat North Subdivision be granted final approval. Voting aye were Mr. Atkinson, Mr. Crosby and Mr. Driggers. Abstaining was Mr. Gibson.

Mr. Stelle announced that the Joint Planning Commission will hold a public hearing on September 4th at 9:00 a.m. to review a request by Sea Island Company for a conditional use permit for shoreline stabilization along the beach on Sea Island between 4th and 36th Streets.

Upon a motion made by Mrs. Brown and seconded by Mr. Crosby the July Expense Report was unanimously approved.

Mr. Stelle presented each member with a copy of the Joint Planning Commission's staff salaries for proposed raises.

Following discussion, motion was made by Mrs. Brown, seconded by Mr. Atkinson and unanimously adopted that the professional staff members (Ed Stelle, Roy Dudark, Dave Kyler, Bill Edenfield, and Frank Kurchinski) be given a 10 percent pay increase on their present salaries and further that Deborah Chapman be given a 10 percent pay increase on the County's suggested pay scale, as shown on the schedule presented to the Planning Commission Members.

Mr. Stelle stated that this action would be sent to the Glynn County Finance Department for their consideration.