

BRUNSWICK - GLYNN COUNTY  
JOINT PLANNING COMMISSION

SEPTEMBER 11, 1979

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

Absent: W. W. Crosby

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

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Chairman Gibson called the meeting to order and invocation was given.

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GC - 33 - 79

Request to rezone, from FA Forest Agricultural to HC Highway Commercial, a tract of land lying on the northeast corner of the intersection of McKay Drive and U.S. 17 North containing 1.99 acres

Mr. Malcolm Seckinger was present for review of the above request.

Mr. Stelle pointed out that this subject matter was deferred at the JPC's Meeting of August 7th, until such time as more information showing building design, engineering, buffers, etc. could be obtained.

It was noted that the proposed use of the subject property is for the location of commercial stores and a Jacks Minit Market.

Mr. Glenn McBay was present to object to the above request. He stated that he was representing the residents of Marshes of McKay, Marsh Oaks, and Oglethorpe Manor Subdivisions. He pointed out that a petition was submitted to the Joint Planning Commission at the August 7th meeting stating their objections. He stated that their concern is the safety of the area, litter and noise, traffic congestion, and commercial encroachment. He stated that the residents do not want the proposed road access into the project from McKay Drive.

Mr. Mike Hall was also present to object. He stated that the drainage of the property is inappropriate for the area. He stated that he has talked with the Corps of Engineers and that they are willing to come down and look at the subject property. He further stated that he feels the applicants should obtain a permit from the Corps of Engineers prior to development.

Lengthly discussion as to the drainage of the area was then held.

The site plan for the proposed development was then reviewed.

The question as to traffic was then discussed. Mr. Stelle pointed out that the area has been looked at and the staff does not feel that this development will create a traffic hazard in the area. It was then pointed out that access would be via McKay Drive and U.S. 17.

Mr. Stelle then pointed out that a 3 foot wide by 6 foot high buffer is required as the screening of the development from the residents. He then stated that the applicants have agreed to place a 15 foot natural planted buffer on McKay Drive and the rear of the property.

Motion was then made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to recommend approval of this request to the County Commission, subject to approval by the Traffic Safety Engineer and the 15 foot buffer being provided.

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GC - 34 - 79

Request to rezone, from HC Highway Commercial to GR General Residential, a 9.5 acre tract fronting approximately 621 feet on the north side of Crispin Boulevard, the west side of said tract lying to the Georgia Power line easement

Mr. Mike Magda, Attorney, was present for review of the above request submitted by Mr. Warren Mason.

Mr. Stelle pointed out that this subject request was deferred from the JPC's August 7th meeting.

Mr. Stelle pointed out that the developers have provided a buffer strip between the development and subdivision and access walk for the children to get to Glyndale School. He further stated that this access walk would have to be approved by the Board of Education.

Mrs. Mary Jane Murray was present to object to this proposed development. She stated that she feels this development is not good for the health, welfare and safety of the community. She further stated that she feels the developers should provide turning lanes into the duplexes.

Mr. Stelle stated that due to the railroad being located at the site that it would not be possible to provide turning lanes.

Motion was made by Mr. Hicks, seconded by Mr. Boatright and unanimously adopted to recommend approval of this request for a rezoning to GR General Residential to allow the construction of 39 duplex structures.

GC - 37 - 79

Request to rezone, from R-6 One-Family Residential to GR General Residential, a .42 acre lot located on the south side of Proctor Lane approximately 360 feet west of the intersection of Proctor Lane and Demere Road, St. Simons Island

Mrs. Teresina Powell, applicant, was present for review.

Mr. Stelle stated that Mrs. Powell proposes to locate 2 duplexes on the subject property.

The site plan was then submitted for review. Mr. Stelle pointed out that the surrounding area has a few spot zonings of General Commercial, Highway Commercial and General Residential zoning and that all of the other area is zoned R-6 One-Family Residential. He stated that the area is a congested area.

It was noted that the property is vacant at the present time.

Mr. Stelle pointed out that according to the site plan, parking would be a problem. He stated that only 15 foot spaces have been provided and that the required amount is 19 feet in length. He further stated that no access to the back area is provided.

Mr. Stelle stated that if this rezoning is granted that the Commission could be setting a precedent for congestion in a single-family area and recommended denial.

Motion was made by Mr. Hicks and seconded by Mr. Atkinson that this request be approved. Voting Aye: Mr. Atkinson, Mr. Driggers and Mr. Hicks. Voting Nay: Mrs. Brown and Mr. Haman. Abstaining: Mr. Boatright.

Mr. Boatright stated that if the site plan does not meet the requirements of the Glynn County Zoning Ordinance such as parking that the request should not be approved.

Motion was then made by Mr. Haman and seconded by Mr. Hicks that the above motion be resended. Unimously adopted.

Motion was made by Mr. Haman and seconded by Mrs. Brown to recommend denial of this request in that this would be a spot zoning. Voting Aye: Mrs. Brown and Mr. Haman. Voting Nay: Mr. Boatright, Mr. Atkinson, Mr. Driggers and Mr. Hicks.

Following discussion, the applicant withdrew the above application until such time as a site plan meeting the requirements for parking, etc. could be submitted for review.

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GC - 38 - 79

Request to rezone, from R-6 One-Family Residential to M-20 One-Family Residential, a .72 acre lot located on the west side of Peek Road 1,470 feet northeast of the intersection of U.S. 17 and Peek Road

Mr. Rufus Freeman was present for review of the above request.

Mr. Stelle pointed out that Mr. Freeman proposes to locate a mobile home on the subject property. He stated that a few months ago the Planning Commission recommended that property adjacent to this property be rezoned for the location of a mobile home.

Motion was made by Mr. Boatright and seconded by Mr. Hicks to recommend approval of this request. Voting Aye: Mr. Atkinson, Mr. Boatright, Mrs. Brown, Mr. Haman and Mr. Hicks. Abstaining: Mr. Driggers.

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GC - 39 - 79

Request for a Hardship Permit to locate a mobile home on a .44 acre lot adjacent to an existing single-family home located on the west side of Lynch Road approximately 415 feet south of the intersection of Lynch Road and Scranton Road

Mrs. Marjorie Manning and Ms. Debbie Ward were present for discussion of the above request.

Mr. Stelle pointed out that a doctor's certification has been obtained. However, he stated that the certification does not meet the requirements for a documented hardship.

Mr. Stelle pointed out that mobile homes are located in the subject area and recommended that the applicant rezone the property to M-9 One-Family Residential to allow the location of the mobile home on the property.

Thereupon, motion was made by Mr. Haman, seconded by Mrs. Brown and unanimously adopted to recommend approval of a rezoning to M-9 One-Family Residential for the location of a mobile home.

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CUP - 10 - 79

Request for a Conditional Use Permit to allow the sales of portable buildings in an HC Highway Commercial District, located on the west side of U.S. 17, 290 feet south of the intersection of Culligan Drive and U.S. 17

Mr. Willie Watson was present for review.

Mr. Stelle pointed out that this request is for a conditional use permit to allow the sales of portable buildings on the above subject property.

Mr. Stelle stated that the staff does not feel that this would create any adverse effect on the neighborhood and recommended approval.

Motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted approval for a Conditional Use Permit.

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B - 8 - 79

Request to rezone, from OC Office Commercial to LC Local Commercial, a tract of land containing 17,400 square feet located at the northeast corner of the intersection of Newcastle Street and H Street in New Town Subdivision, City of Brunswick

Mr. Doyle Raulerson was present for discussion of the above request. He stated that the proposed use of the subject property is for a Jacks Minit Market.

Mr. Stelle pointed out that the property is located on Newcastle Street across from the Glynn County Detention Center.

Mr. Stelle pointed out that the staff has reviewed the site plan and finds that it meets all the requirements as to parking, access, etc. He further stated that the staff does not feel it would have any adverse effect on the safety, health, and welfare of the neighborhood, therefore, he recommended approval.

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

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

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B - 9 - 79

Request to rezone, from R-9 One-Family Residential to LM Limited Medical, a lot containing 42,530 square feet located at the southwest corner of the intersection of Parkwood Drive and Kemble Avenue in Goodyear Park Subdivision, City of Brunswick

Attorney Jack Hutto was present to represent the above application submitted by Dr. Robert Thompson.

It was noted that the proposed use of the subject property is for professional medical offices and related facilities.

Mr. Stelle pointed out that in the special study made of the hospital area, this property was recommended for Limited Medical use.

No one was present to object to this request.

Motion was made by Mr. Hicks, seconded by Mr. Haman and unanimously adopted to recommend approval of the above rezoning

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B - 10 - 79

Request to rezone, from LM Limited Medical to MED Medical, a lot containing approximately 31,500 square feet located in the southeast corner of the intersection of Parkwood Drive and Kemble Avenue in Goodyear Park Subdivision, City of Brunswick

Attorney Jack Hutto was present to represent the above request submitted by Dr. Robert Thompson.

It was noted that the proposed use of the property will be for professional medical offices and clinic.

Mr. Stelle pointed out that the applicant wishes to rezone to MED Medical due to the height restrictions in an Limited Medical zoning classification. Mr. Stelle stated that Dr. Thompson proposes to construct a multi-story facility.

Motion was made by Mr. Haman, seconded by Mr. Boatright and unanimously adopted to recommend approval of the above rezoning request to a MED Medical zoning classification.

Countryside Estates Subdivision  
Preliminary Plat

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Mr. Robert G. Boone was present for review of the above request.

It was noted that Mr. Driggers abstained from discussion of the above matter due to a conflict of interest.

Mr. Stelle pointed out that the subject property is located adjacent to Patterson Heights Subdivision on North U.S. 341.

Mr. Stelle stated that the staff has reviewed the subject plat and recommends approval subject to drainage being approved by the County Engineer and a key map being placed on the final plat.

Mr. Stelle pointed out that a letter of approval has been received from the Glynn County Health Department.

Motion was made by Mr. Hicks and seconded by Mr. Boatright to approve the preliminary plat of this subject subdivision, subject to drainage being approved by the County Engineer and a key map being placed on the final plat. Voting Aye: Mr. Atkinson, Mr. Boatright, Mrs. Brown, Mr. Haman, and Mr. Hicks. Abstaining: Mr. Driggers.

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River Ridge Subdivision  
Final Plat

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Mr. George Skarpalezos, Developer, was present for discussion of the above plat.

It was noted that the subject subdivision is located on U.S. 341. It was further noted that this property contains 71 acres consisting of 103 lots zoned FA Forest - Agricultural.

Mr. Stelle pointed out that this subject plat was given preliminary plat approval on July 24, 1979. He further stated that everything is in order for final plat approval. He explained that a Letter of Credit in the amount of \$20,000 has been received to cover completion of the project.

It was also noted that the 5% open space is being met by cash in lieu of land.

Motion was made by Mr. Hicks, seconded by Mr. Haman and unanimously adopted to grant Final Plat approval of River Ridge Subdivision.

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CUP - 9 - 79

Request for a Conditional Use Permit for shoreline stabilization along the Beach between 4th and 36th Street on Sea Island

Due to a conflict of interest Chairman Gibson abstained from discussion of this matter, therefore, Mrs. Brown chaired the discussion.

Attorney James Gilbert, Jr., was present on behalf of Sea Island Company. Also present was Mr. Ralph Graham from Sea Island.

It was noted that Sea Island is requesting a conditional use permit for shoreline stabilization along the beach between 4th and 36th Streets on Sea Island.