

BRUNSWICK - GLYNN COUNTY
JOINT PLANNING COMMISSION

OCTOBER 2, 1979

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

Absent: Johnie O. Boatright
W. W. Crosby
Andy Haman

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

Chairman Gibson called the meeting to order at 9:15 a.m. and invocation was given.

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 was present for review of the above request.

Mr. Stelle pointed out that the Planning Commission deferred the above request at the JPC's meeting of September 11th until such time as a site plan, meeting parking requirements, etc., could be submitted for review.

Mr. Stelle then submitted the new site plan. He pointed out that the plan meets the requirements for parking, open space, etc.

Motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to recommend approval of the above request subject to the proposed development being built according to the approved site plan.

GC - 47 - 79

Request to amend the Glynn County Zoning Ordinance to add a GC Core District classification to the area described as a four (4) block area running along Mallory Street from Magnolia Street to the St. Simons Pier and varying in depth to the east and west from 90 feet to 200 feet, commonly known as the "Village Area" on St. Simons Island

Chairman Gibson explained that the above item has been deferred until such time as the St. Simons Citizens Advisory Committee can review the above and made a recommendation back to the Planning Commission.

It was noted that such meeting of the St. Simons Committee has been set for Tuesday, October 9th at 4:00 p.m. in the First Federal Building on St. Simons Island.

It was further noted that this item would be heard by the Planning Commission at their meeting of October 16th, 1979.

GC - 41 - 79

Request to rezone, from R-9 One-Family Residential to M-12 One-Family Residential, a 14,700 square foot tract located on the east side of Lake Drive approximately .892 feet north of the intersection of Lake Drive and Highway 303

Mr. Carroll Craig, applicant, was present for review of the above request.

Mr. Stelle pointed out that the subject property is located within an area that is mixed conventional and mobile homes. Therefore, he stated that such a rezoning as the above for the location of a mobile home would not be an encroachment into the area and recommended approval.

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

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

GC - 43 - 79

Request to rezone, from R-6 One-Family Residential to GR General Residential, an 8,800 square foot tract located in the northwest corner of the intersection of Oleander Street and May Joe Street on St. Simons Island

Mr. Ronald Stills, applicant, was present for review of the above request.

Mr. Kurchinski pointed out that the proposed use of the subject property is for the construction of multi-family development. He further stated that at the present time an old burnt house is located on the subject property.

Mr. Kurchinski pointed out that the subject property is located within an area surrounded by an apartment complex to the south and to the west is the location of a duplex zoned GR General Residential.

It was noted that no one was present to express opposition.

Mr. Stelle pointed out that the staff has reviewed the site plan and finds that it meets the requirements and therefore recommends approval. He further stated that the Planning Commission should keep in mind that there will be more request of this kind in the near future for consideration.

Motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to recommend approval of this request for the location of multi-family development.

GC - 44 - 79

Request to rezone, from FA Forest Agricultural to HC Highway Commercial, a 10,235 square foot tract located on the east side of U.S. 17 approximately 200 feet south of the intersection of U.S. 17 and Jetport Road

Mr. Willie Whipple was present for review of the above request.

Mr. Kurchinski pointed out the location of the subject property. He stated that the property is located adjacent to HC Highway Commercial property.

Mr. Kurchinski pointed out that the proposed use of the subject property is for the location of a drive-in package store.

It was noted that if this request is granted, access to the property behind this area would be cut-off. Mr. Stelle pointed out that Mr. Whipple is the owner of this property and also the property surrounding it.

After review, motion was made by Mr. Driggers, seconded by Mr. Atkinson and unanimously adopted to recommend approval of this request.

GC - 45 - 79

Request for Site Plan Approval of an 11.02 acre tract zoned PD-R Planned Development - Residential located in the northeast corner of the intersection of Carteret Road and South Palm Drive, north of Westminster Club Apartments on U.S. 17, for the location of duplexes, triplex and quadraplex

Mr. Herb Ross, Georgia International Builders Association, was present for review of the above request.

Mr. Stelle pointed out that the proposed use of the subject property is for the construction of 145 multi-family units. Mr. Stelle stated that the staff has reviewed the site plan submitted and finds that the curb cuts, open space, parking, and all other requirements have been met.

Mr. Stelle pointed out that the standards proposed are less than allowed and further stated that the developers could construct more units on the property if they had so desired.

Mr. Kurchinski pointed out that the property is surrounded by duplexes, single-family, and mobile homes and pointed out that the development will be buffered from adjacent single-family development.

It was noted that this development would be on City water and sewer.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request for the construction of multi-family development.

GC - 46 - 79

Request to rezone, from CP Conservation Preservation to GC General Commercial, a 31,587 square foot tract located in the northwest corner of the intersection of Ocean Boulevard and Arnold Road, St. Simons Island

Messrs. Larry Miller, Pat Garner and Bill Hooker were present to represent the above request submitted by C & S Bank.

Mr. Stelle pointed out the location of the subject property. He stated that commercial development is located on all three corners facing the subject property.

Mr. Stelle explained that the subject property has been built-up over the last few years. Mr. Stelle stated that a letter has been received from Dr. Fred Marland, Coastal Marshland Protection Agency, stating that the property is highland.

Mr. Stelle pointed out that the staff has worked with the applicants on this development and have instituted some changes. He stated that the original plan showed 6,700 square foot of office development, utilizing two (2) parcels of the highland. He stated that after review and discussion the applicant has agreed to make the small creek the dividing line and leave part of the land CP Conservation Preservation. It was noted that this would cut the rezoning about 1,000 feet. Mr. Stelle stated that the Conservation Preservation area would be used for landscaping. He further stated that the original plan showed access via Arnold Road and that now they propose to provide two (2) entrances onto Ocean Boulevard. He then stated that the original request was for a rezoning to GC General Commercial, however the request has been changed to rezone to LC Local Commercial which will restrict residential use and would restrict the height to thirty-five (35) feet.

The moving of the pipe located on the property onto public easement was then discussed. Mr. Stelle pointed out that the only cost to the County will be the labor for placing the pipe.

The site plan was then reviewed. It was noted that the parking for the development will be provided on the first floor elevation.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to recommend the rezoning of a 23,000 ± square foot tract located in the northwest corner of the intersection of Ocean Boulevard and Arnold Road on St. Simons Island, to LC Local Commercial.

CUP - 11 - 79

Request for a Conditional Use Permit to allow dredge and fill operation on an 80 acre tract of marsh and highground fronting on the east side of U.S. 17 North across from the intersection of Nottingham Drive and U.S. 17 North

Mr. John Laws, applicant, was present for review.

Mr. Stelle pointed out that Mr. Laws owns all the property involved. He stated that Mr. Laws home is located on the subject property and is seeking this request in order that he may clean out the ditches to control mosquitos, etc.

Mr. Stelle stated that Dr. Fred Marland, Coastal Marshland Protection, has stated that he has no objection.

Mr. Stelle stated that he does not feel this will have any adverse effect on the environment.

Mr. Laws stated that he does not plan to built anything, that he just wants to clean out the ditches. He further stated that it is completely diked.

Mr. Stelle pointed out that the Corps of Engineers has granted Mr. Laws approval.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to approve the above request subject to all approvals being granted by the Corps of Engineers and Coastal Marshland Protection Agency.

Marsh Winds Subdivision Plat
Final Approval

Mr. Jim Watson, Developer, was present for review of the above subdivision plat.

Mr. Stelle pointed out that the above subdivision is being submitted and processed as a final plat submission and approval only, in that the subdivision under the requirements of the subdivision regulations is exempt from the procedural requirements of the Ordinance,

Mr. Stelle stated that the subject subdivision is located on Demere Road across from the Air South Hanger and contains 2.63 acres of land. He further pointed out that the subdivision has been reduced from the original 8 lots to 6 lots.

Mr. Stelle explained that this is the property that was requested for cluster development last year but was denied.

It was noted that the road within the subject subdivision will be private, Yucca Lane Drive.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to approve the above subdivision.

Acceptance of Battle Road - Robert G. Boone

Mr. Stelle stated that the above referenced matter is a technical / administrative type matter.

Mr. Stelle explained that the subject property involving this road was platted and recorded in 1973. Homes were built and sold prior to Mr. Boone purchasing the property. Mr. Stelle stated that when Mr. Boone purchased the land he found that this road, Battle Road, needed to be accepted by the County and is requesting such at this time.

Mr. Stelle pointed out that the subject road is located off U.S. 84 and Emanuel Road.

Motion was made by Mr. Hicks and seconded by Mrs. Brown that the subject road be accepted. Voting Aye: Mr. Atkinson, Mrs. Brown, and Mr. Hicks. Abstaining from Voting: Mr. Driggers

Revision to Glyndale Subdivision, Section D - Addition 1 - Norman Reu

Mr. Stelle stated that this is a revision to the existing Glyndale Subdivision plat. He stated that it fronts on an open public street. He further explained that under the requirements of the Glynn County Subdivision Regulations that the applicant is only required to submit the final plat.

Mr. Stelle then stated that the final plat is in order and recommended approval.

Motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted to approve the Revision of Glyndale Subdivision, Section D - Addition 1.

Transportation Plan

A copy of the list of the proposed street and intersection improvements for the City and County were passed out to each of the members. Each of the projects were pointed out on the map by Mr. Stelle.

Following review of the projects, a motion was made by Mr. Hicks, seconded by Mr. Driggers and unanimously adopted that the following resolution be adopted:

RESOLUTION

WHEREAS, the Georgia Department of Transportation, the Brunswick City Commission, and the Glynn County Board of Commissioners jointly entered into a memorandum of understanding in 1974 establishing a comprehensive, cooperative, and continuing transportation planning process for Brunswick and Glynn County; and

WHEREAS, said memorandum of understanding created a Transportation Planning Coordinating Committee which was charged with the responsibility of policy guidance in the preparation of a balanced, cost effective plan to satisfy immediate and long-range travel needs; and

WHEREAS, said Committee has conducted extensive studies culminating in the preparation and adoption of a Brunswick Urban Area Transportation Plan known as System Plan 747 thereby fulfilling its delegated mission in an exemplary fashion; and

WHEREAS, the Brunswick - Glynn County Joint Planning Commission has reviewed this plan and associated materials and finds it to be a feasible and effective plan to meet the needs of the City of Brunswick and Glynn County for the foreseeable future;

NOW, THEREFORE, BE IT RESOLVED, that the Georgia Department of Transportation and the State Transportation Board is encouraged to adopt this Plan and implement the proposed projects in a timely fashion as funding permits; and

BE IT ALSO RESOLVED that for purposes of updating and amending the Plan as conditions warrant, five (5) member Transportation Policy Committee is hereby established consisting of the Mayor of Brunswick and one (1) City Commissioner of the Mayor's choosing, the Chairman of the Glynn County Board of Commissioners, and one (1) County Commissioner of the Chairman's choosing and the Chairman of the Brunswick - Glynn County Joint Planning Commission.

St. Simons Island Plan

Mr. Roy Dudark gave a brief up-date on the status of the St. Simons Island Plan. Mr. Dudark stated that Mr. Lewis Dismukes, consultant, with the firm Reynolds, Smith & Hills, is no longer with the firm. He then stated that Mr. Landers and Ehart would be taking over. He stated that Mr. Landers and Mr. Ehart were both in Brunswick last week and the staff went over the work involving the plan with them. He stated that he feels everything is back on schedule.

Mr. Stelle pointed out that previously the Planning Commission made a motion that Reynolds, Smith & Hills's payments be withheld until such time as the contract work was met, he then stated that the work is back on schedule and feels the firm should be paid for their work. Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted that payment be made to Reynolds, Smith & Hills for their services rendered up to this date.

Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson the Minutes of August 21, 1979, were unanimously adopted.

Meeting Adjourned at 10:25 a.m.


Deborah B. Chapman

JPC - Minutes of October 2nd, 1979