

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JANUARY 22nd, 1980 9:00 A.M.

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Present: Billy R. Gibson, Chairman  
 S. Gerald Atkinson  
 Margaret A. Brown  
 W. W. Crosby  
 Bill Hicks  
 Andy Haman

Absent: Johnie O. Boatright  
 Harry I. Driggers

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

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

St. Simons Water & Sewer

The status of the St. Simons Water & Sewer Ordinance was discussed. Mr. Stelle stated that the last Ordinance of January 3rd, 1980, regarding sewer taps has created a hardship on individuals wishing to sale property or obtain financing for construction of a single-family detached residence on the Island.

Mr. Stelle then stated that he and Mr. Roy Brogdon, County Administrator, went to Atlanta last week to talk with EPD. He stated that EPD has agreed to allow the issuance of 47 unrestricted taps for single-family detached development.

Mr. Stelle then suggested the following amendments, to be recommended to the County Commission, to the St. Simons Water & Sewer Ordinance of January 3rd, 1980:

To be added to Section 2.02 - "However, it being understood that 47 taps in addition to those outstanding on the effective date of this Ordinance will be allowed according to the following provisions:

- 1) Taps should be for single-family detached homes on lots of record and in approved subdivisions with sewer at the lot;
- 2) All single-family taps issued following the consent order have first priority;
- 3) No more than 5 taps shall be issued to any one builder, lot owner, company, etc. after the date of this amendment;
- 4) Construction must begin within 30 days of issuance of permit (evidenced by pouring of footing). Expired permit holders must re-apply;

- 5) Permits shall not require special release of St. Simons Water and Sewer District;
- 6) 5 permits shall be held in reserve for emergency circumstances; and
- 7) Clearance and redevelopment where number of taps is not increased shall be exempted."

Further, to delete the following wording of Section 2.03 and read as follows: Prior to any user other than the above 47 single-family detached taps of the St. Simons Sanitary Sewer System, the prospective user shall obtain from St. Simons Island Water and Sewer District's Office a written statement authorizing the connection of the proposed line with the sanitary sewer system.

Following discussion, motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted that the following recommended amendments stated by the Executive Director be recommended to the County Commission for their approval.

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GC - 3 - 80

Request to rezone, from HC Highway Commercial to GC General Commercial, a 7,100 square foot tract located 400 feet north of the intersection of Demere Road and Frederica Rpad, St. Simons Island, tract being the location of the Island Animal Hospital

It was noted that the above rezoning request has been submitted by Dr. W. Doyle Watson of the Animal Hospital.

Mr. Stelle pointed out the location of the subject property. He stated that Dr. Watson has no proposed changes to the facility that he is seeking this rezoning in order that he may conform with the Zoning Ordinance. Mr. Stelle stated that GC General Commercial zoning does not require any front or side setbacks. He then pointed out that Dr. Watson does have sufficient parking for his business.

Mr. Stelle then stated that property adjacent to the subject property such as the Pappagallo Patch, By Air Package Store, and Gisco Seafood Market have been rezoned to General Commercial to bring them into conformance with the Zoning Ordinance.

Mr. Stelle then recommended the rezoning of the subject property inasmuch as a structure is already located on the subject property and such a rezoning will bring the use into conformance.

Motion was made by Mr. Atkinson, seconded by Mr. Haman and unanimously adopted that the above request be recommended to the County Commission for approval inasmuch as the use of the property is existing and no adverse effects can be expected by this action.

GC - 4 - 80

Request to rezone, from R-9 One-Family Residential to M-20 One-Family Residential, a 20,000 square foot lot located on Old Jesup Road, 228 feet south of the intersection of Walker Road and Old Jesup Road

Mr. J. B. Thompson was present for discussion of the above application. Mr. Thompson stated that he wishes to locate a mobile home on the subject property. Mr. Thompson then submitted a petition bearing the signatures of 10 property owners in the area stating that they do not object to Mr. Thompson's locating a mobile home on the property.

Mr. Stelle pointed out that the subject property is located on Old Jesup Road. He stated that the property adjacent to the proposed site was rezoned for the location of a mobile home.

Mr. Stelle pointed out that situated on the property owned by Mr. Thompson are numerous non-conforming uses. He stated that the proposed location of the mobile home would not be detrimental to the area but would increase the non-conforming situation.

Mr. Stelle stated that the Building Inspection Department recommends denial of this request in that the uses on the same subject property are non-conforming and that allowing the addition of one more use would be in violation of Section 607.4 of the Glynn County Zoning Ordinance.

Mr. Lewis Knight was present to state his concern. He stated that he signed the petition in favor of the location of a mobile home on the property but at the time of his signing he was unaware of the fact that the property would have to be rezoned and that he now objects.

Mr. Owen W. Robson and Mrs. Robson were present to state their objections. Mrs. Robson showed a plot plan of the area and the uses that Mr. Thompson has on the property. She stated that 5 uses are already located on the property. Mr. and Mrs. Robson stated strong opposition to the request.

Due to the various non-conforming uses already located on the subject property Mr. Stelle stated that the staff recommends denial in that an approval would be in direct violation of Section 607.4 of the Ordinance.

Motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted to recommend denial of the subject request.

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GC - 6 - 80

Request for an Amendment to the Master Plan of the Island Club proposed uses of GR General Residential and RR Resort Residential/Multi-family to SF Single-family

Due to Chairman Gibson's abstaining from discussion of the above matter Mrs. Brown chaired the discussion.

Messrs. James B. Gilbert, Jr., Dewey Benefield, Bill Smith, Elwin Sasser, and George Underwood were present for review of the above request submitted by Sea Island Company.

Mr. Stelle pointed out the subject property. He stated that the property is located west of the existing club house on the Island Club property, a portion of the Triangle Tract. Mr. Stelle pointed out that the original plan was designated for tennis courts, club, villas, rental units and multi-family. He stated that the above request if granted would allow them to amend their Master Plan to construct single-family residential development.

Mr. Stelle then pointed out that also the amendment would allow a slight change in the road system; the change being cul-de-sacs instead of a thru street of B Street and C Street.

Motion was made by Mr. Haman and seconded by Mr. Crosby to recommend approval of this request. Voting Aye: Mr. Crosby, Mr. Hicks and Mr. Haman. Abstaining from Voting: Mr. Atkinson and Mr. Gibson.

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Island Club Subdivision, Phase II  
Preliminary Plat  
Sea Island Company, Developers  
George Underwood & Assoc., Surveyors  
Thomas and Hutton, Engineers

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Chairman Gibson and Mr. Atkinson stated that they are abstaining from discussion and voting on this matter, therefore Mrs. Brown chaired the discussion.

Messrs. James B. Gilbert, Jr., Dewey Benefield, Bill Smith, Elwin Sasser, and George Underwood were present for review.

Mr. Stelle pointed out that the above preliminary subdivision plat is the property involved in the previous amendment request (GC-6-80). It was noted that the subject subdivision consist of 43.5 acres with 65 lots zoned PD-G Planned Development - General.

Mr. Stelle stated that the subject plat meets all the requirements for preliminary plat approval and recommended approval. He further stated that the County Engineer has approved the water and sewer and drainage.

Motion was made by Mr. Crosby and seconded by Mr. Haman that the Preliminary Plat of Island Club Subdivision, Phase II be approved. Voting Aye: Mr. Crosby, Mr. Haman and Mr. Hicks. Abstaining from Voting: Mr. Atkinson and Mr. Gibson.

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Cherith Community Estates Subdivision, Phase I  
Final Plat Approval  
J. M. McLurd, Developer  
James Conine, Surveyor

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Mr. Stelle stated that the above subdivision is exempt from the procedural requirements of the Glynn County Subdivision Regulations in that all seven (7) lots front on an existing, open and public highway, Old Jesup Highway.

Mr. Stelle stated that there may be some problems with the drainage. He stated that he has talked with the developer about the problem and he has agreed to depict a 20 foot easement on the rear portion of these 7 lots with an easement going to the drainage outfall, Burnett Creek.

Motion was made by Mr. Hicks and seconded by Mr. Haman that the plat be approved.

Following the motion the Commission discussed the fact that the property is zoned FA Forest Agricultural which would allow mobile homes. Mr. Dudark pointed out that the staff could ask Mr. McLurd to anitiate a rezoning of the property to residential if the Planning Commission feels a residential zoning would be more suitable for the property.

Chairman Gibson then suggested that the subject plat be deferred until the next meeting until such time as Mr. McLurd can be present to discuss the zoning classification.

Mr. Haman pointed out that the property is an example of other FA zoned property within the County that would allow mobile homes, which could create a major problem for the community. Mr. Haman then stated that he withdraws his second on the motion.

Therefore, in that Mr. Haman withdrew his second and no other second was made, the motion died.

Thereupon a motion was made by Mr. Haman that the staff review this FA zoning situation and advertise for a public hearing to amend the Zoning Ordinance to allow mobile homes within a FA District as a conditional use instead of a permitted use. Motion was seconded by Mr. Crosby and unanimously adopted.

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Motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted that the Minutes of October 16th, 1979, December 18th, 1979, and January 8th, 1980 be adopted.

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Glynn County Subdivision Regulations

Mr. Stelle stated that the Subdivision Regulations Review Committee meet last week and unanimously adopted a motion to recommend the approval of the amendments to the Glynn County Subdivision Regulations. He stated that he feels the amendments are ready to be heard by the Planning Commission for their recommendation to the County Commission. He further stated that prior to the Planning Commission holding a public hearing that the matter would have to be advertised.

Motion was made by Mr. Haman, seconded by Mr. Hicks and unanimously adopted that Mr. Stelle advertise for a public hearing to be held regarding the amendments to the Subdivision Regulations for the next JPC Meeting of February 5th, 1980.

*Deborah B. Chapman*