

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 9th, 1980 9:00 A.M.

Present: Billy R. Gibson, Chairman
Gerald Atkinson
Johnie O. Boatright
Margaret A. Brown
W. W. Crosby
Bill Hicks

Absent: Harry I. Driggers
Andy Haman

Also Present: Roy Dudark, Acting Planning Director
Deborah B. Chapman, Administrative Secretary
Bill Edenfield, Planner

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

Mr. Jack Caldwell, President of the Citizens Coalition for Planned Growth, Inc., was present in regards to the St. Simons Island and Sea Island Master Plan.

Mr. Caldwell stated that the Coalition passed a resolution at their meeting of August 25th, 1980, to request the Planning Commission to take immediate action with respect to the Master Plan. He stated that approximately \$60,000 and 18 months have been spent on the Plan and that public hearings should be scheduled. He stated that it is the Coalition's feeling that such public hearings should begin no later than September 19th. He further stated that they consider such action in consonance with the action taken on July 12th by the Advisory Committee to forward the Plan to the Planning Commission for review and action.

Mr. Caldwell then read a resolution adopted by the Coalition requesting that a moratorium be called on all rezonings for St. Simons Island until such time as public hearings can be held and the Plan be adopted.

Chairman Gibson stated that this matter is being considered by the Planning Commission.

B - 7 - 80

Request to rezone from LC Local Commercial to GR General Residential, a tract of land containing 61,875 square feet located at the southwest corner of Norwich Street and First Avenue, South End of Brunswick, site formerly known as the "Old Brunswick Hospital".

Mr. Richard Brazell, Developer of the subject property, was present for discussion of the above matter.

Mr. Dudark stated that this request is to rezone property on the southwest corner at the intersection of Norwich and First Avenue. Mr. Dudark pointed out that the entire intersection is zoned LC Local Commercial and is the location of a school, grocery store, and florist. Mr. Dudark stated that the subject site is the location of the Old Brunswick Hospital which is now vacant but is proposed for apartments.

Mr. Brazell explained that the proposed development will consist of 25 apartment units. He stated that he feels that the tenants for the development will be between the age of 20 and 30 years old, and will consist primarily of office type workers. He stated that sufficient parking will be provided but that the exact location is uncertain due to the presence of numerous trees. Mr. Brazell then stated that 3 entrances would be provided into the project. A site plan was then submitted showing the proposed location of a tennis court and pool.

The following property owners from the south end were present to state their objections to this request: Bill Jones, Joe Barone, Sara Walls, Frank Vanderlinde, Bob Duncan, Geraldine Barone, J. D. O'Connor, Ken Thompson, John Hamilton, Steven Sims and Eunice Elliott. Their objections were: 1) They do not feel that there is appropriate room to provide for a tennis court, pool, parking and the building on the subject lot; 2) They do not want high-density multi-family development in their residential area; 3) Such a development would open up the south end to additional multi-family developments; 4) Such a development would create traffic, trash, noise and other nuisances; and 5) These effects would change the character of the residential neighborhood.

Mr. Sims then asked what permitted uses would be allowed within the existing zoning of LC Local Commercial and the uses allowed within a GR General Residential Zoning District. Mr. Dudark then read from the Zoning Ordinance the permitted uses for each district.

Mrs. Sara Walls then presented a petition bearing the signatures of 35 property owners of the surrounding area stating that they object to any zoning change.

Mr. Hicks stated that the Commission is interested in the Old Town and the whole downtown area. He stated that he feels that more information regarding the developers and how they intend to accomplish the proposed development should be provided.

Mr. Brazell stated that the main improvements would be made to the interior of the building. He stated that no new structures are proposed except for the possibility of a storage building. He stated that the developers will develop and operate the apartment complex. He stated that there are 4 proposed owners. He was then asked the names of the 4 individuals. He stated that the partners are Mr. Elmer Harper, Mr. Harrell Scott, Mr. Don Kirkland and himself. He stated that each are local businessmen.

Mrs. Brown stated that she is abstaining from the subject matter. She stated that her son owns property next to the proposed development. She stated that she is against anything other than residential going to the south of First Avenue. She stated that she is speaking as a private citizen on this matter.

Mr. Dudark pointed out that under the present zoning the subject property could be developed as a combination commercial/residential project as a conditional use provided that each unit has direct access to the street. He stated that this is an issue that has to be considered. He stated that the Commission could leave the zoning as is and allow commercial and residential combined or rezone it to allow only residential development. He stated that he feels that some use needs to be worked out for the subject property as a vacant building produces few benefits. He stated that there are pluses and minuses regarding the development of the site under each zoning option.

Mr. Brazell stated that he is not certain as to what age group would utilize the project. He stated that they feel elderly residents would be the best as far as quietness but that they are uncertain at this time who would be attracted to it.

Motion was then made by Mr. Hicks that this matter be temporarily denied until such time as more information can be obtained.

Mr. Atkinson then made a substitute motion to table this matter until such time as the developer and property owners can get together and work their differences out. Motion was seconded by Mr. Crosby. Voting Aye: Messrs. Atkinson, Boatright, Crosby and Hicks. Abstained from Voting: Mrs. Brown. Mr. Brazell agreed to the tabling of the matter.

Mr. John Gragg, one of the present owners of the subject property, was present to state his concerns. He stated that this property was purchased by his father in 1960 from the City of Brunswick. He stated that his father's intention at that time was to develop the property into an apartment type development.

Mr. Gragg stated that due to economics such as taxes and insurance costs at the present time it is essential that the property be utilized. He stated that he has considered the possibility of moving his business, Gragg Supply Company, to the subject property. He stated that it is his understanding that an antique type commercial building supply business would be allowed as presently zoned. He stated, however, that he feels residential to be a more appropriate type development.

Chairman Gibson suggested that Mr. Barone, Mrs. Walls and the developer get together and work this matter out for presentation at another JPC Meeting.

It being noted that Mr. Crosby had to leave the meeting at this time.

Mr. Wright Parker was then recognized by the Chairman.

Mr. Dudark explained that Mr. Wright Parker is present to request a waiver of the Glynn County Zoning Ordinance, Section 1103.3 Site Development Plan requirement for submittal of a rezoning application.

Mr. Parker pointed out the subject property involved. He stated that the surrounding area is mostly industrial. He then pointed out that the subject property has frontage on four roads: Cypress Mill Road, Benedit Road, New Community Road, and Pine Street. He stated that he proposes to develop the property for industrial uses, however, he is uncertain as to the type uses or the size of tracts needed; therefore, he does not feel he can plat out the land as required by the site plan submission requirement.

Mr. Parker stated that he is requesting that an exception be granted to change the zoning at a later meeting without benefit of a site plan.

Mr. Dudark stated that the ordinance requires a site plan for multi-family, commercial and industrial rezonings. He stated that he feels there are two ways to proceed on this matter. The first being that a PD Planned Development zoning change could be sought. He stated that with such a request the applicant would have to state the type uses which would be allowed within the Planned Development area. He explained that planned development zoning changes have been granted in the past for this type useage. He further stated that once Mr. Parker has been granted a Planned Development zoning change then for each use being sought a site plan would be submitted showing access, set backs, buffers, etc. He stated that the other alternative would be to market the property for specific uses and get the property rezoned on an individual basis as he obtains a buyer for each tract.

Mr. Gibson suggested that Mr. Parker work with Mr. Dudark on this matter and that he come back before the Planning Commission with some type of site plan.

B - 8 - 80

Request for a Hardship Permit to locate a mobile home on a temporary basis in an R-6 One-Family Residential Zoning District, on a lot containing 4,500 square feet located at the southwest corner of Treville Avenue and Fifth Street, Lot 551 of Lawrenville Subdivision in the City of Brunswick.

No one was present to represent the above subject request. Therefore, a motion was made by Mr. Boatright, seconded by Mr. Atkinson and unanimously adopted to defer this matter until the next JPC Meeting.

In that there were objectors present for this matter, each one was given the opportunity to state their concerns.

Mrs. Rozier, adjacent property owner, stated that she objects to a trailer being located within the single-family residential area. She stated that a mobile home has been located on this subject property before. She stated that a mobile home in the residential area would lower their property values. She stated that she understands that this would be for a hardship, however, she still objects.

Mrs. Kathy Balerd and Mrs. Clifford Anderson were also present to object to a mobile home being located within the residential area.

Mr. Hicks stated that he feels mobile homes are a problem within the City and would like to assist anyone that knows of a mobile home in the City that is illegally located.

GC - 28 - 80

Request to rezone from FA Forest Agriltural to LC Local Commercial, a tract of land consisting of 1.58 acres fronting 330 feet on the east side of U.S. Highway 17 North located approximately 852 feet south of the intersection of Jetport Road and U.S. Highway 17, Needwood Community.

Mr. Donald H. Smith, applicant, was present for review of the above matter.

Mr. Dudark pointed out that the subject property is located on the east side of U.S. Highway 17 North. He stated that within the past 2 years commercial zoning changes have been granted within this area.

Mr. Smith stated that the proposed use of the property is for a upholstery shop and residence.

It being noted that no one was present to object.

Motion was made by Mr. Atkinson, seconded by Mr. Boatright and unanimously adopted to recommena approval of the subject request.

GC - 29 - 80

Request to rezone from R-9 One-Family Residential to M-12 One-Family Residential (Mobile Home), a lot containing .31 acres fronting 25 feet on the south side of Deloach Street approximately 612 feet from Highway 341 in the Dock Junction Area.

Mr. William E. Ricks was present for review of the above request.

Mr. Dudark pointed out that the subject property is located off Newcastle Street at the end of Deloach Street. He stated that the use of the subject property is for the location of a mobile home.

Mr. Dudark stated that surrounding property has been rezoned recently for mobile homes.

No one was present to object to this request.

Motion was made by Mrs. Brown, seconded by Mr. Atkinson and un-animously adopted to recommend approval of this request for the location of a mobile home.

GC - 30 - 80

Request to rezone from LC Local Commercial to M-6 One-Family Residential (Mobile Home), a lot containing 6,000 square feet, located approximately 220 feet west of Highway 341, fronting 22.77 feet on the north side of Georgia 303, said site being a portion of the Wells Produce Tract.

Mr. Terry Wells was present for review of the above request submitted by his father, Mr. Billy Wells.

Mr. Dudark pointed out that this subject property is located on the north side of Georgia Highway 303 behind Jacks Minit Market and Taylors Rental. He stated that the entire tract, Wells Produce, is fenced with access via Community Road. Mr. Dudark stated that Mr. Wells wishes to locate a mobile home on the subject property for security reasons.

No one was present to object to this request.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to recommend approval of this subject rezoning for the location of a mobile home on the site for security.

GC - 31 - 80

Request for a zoning amendment to allow a radio tower as a conditional use and site plan approval on a tract of land containing 3.77 acres in a PD-G Planned Development - General Zoning District, fronting 100 feet on the west side of U.S. Highway 17 located approximately 1,255 feet north of the intersection of U.S. 17 and Cypress Mill Road.

Mr. Wesley Cox, Cannon's Point Broadcasting Company, Inc., was present for discussion of the above matter.

Mr. Dudark pointed out that this is a tract of land off U.S. 17 which is mostly marsh. He stated that the property was rezoned to PD-G Planned Development - General in 1973. He stated that the applicant is requesting that an amendment to the Planned Development zoning to allow the construction of a FM radio tower. He stated that the Airport Manager has been contacted and that he has no objections. He further stated that FAA has issued a permit for the tower.

No one was present to object.

Motion was made by Mr. Atkinson, seconded by Mr. Hicks and unanimously adopted.

Mr. Cox stated that this would be licensed to St. Simons Island and that he hopes to be in business within the next 3 to 6 months.

GC - 32 - 80

Request to rezone from R-6 One-Family Residential to GR General Residential, a tract of land containing approximately 4.65 acres, located at the intersection of Martin and Mallory Streets and fronting 167.69 feet on the east side of Mallory Street with a depth of approximately 668 feet, St. Simons Island.

Mr. Mike Clements, developer of the project, was present for discussion of the above request. It being noted that the property owner is Mrs. Mildred L. Merrifield.

Mr. Dudark pointed out that this is a long piece of property containing 4.16 acres located off Mallory Street on St. Simons Island. He stated that the request is to rezone from R-6 One-Family Residential to GR General Residential to allow for the construction of townhouse-condominiums. He stated that this development would be Phase II of Captain's Walk Condominiums.

Mr. Dudark then presented the site plan. He showed that Phase I has an entrance off Mallory Street. He then pointed out the entrance into Phase II would be via Phase I.

Mr. Dudark then pointed out that this development would consist of a total of 36 units with a density of 8 units per acre.

Mr. Clements then presented a letter from the adjacent property owner stating that they have no objection to this development.

Mr. Clements pointed out that if the property is developed as single-family development that the density would be 6 units per acre. He stated that with developing the property for condominiums there will be green areas provided.

Mrs. Peg Jones stated that she feels this development to be very attractive and feels it to be a good use for the land.

Mr. Dudark stated that the staff recommends approval of the request with the following conditions: 1) The internal street intersection connecting Phase I with Phase II be designed to form a more perpendicular alignment for traffic safety purposes; 2) A ten (10) foot landscaped buffer be maintained on the southern and eastern perimeters; and 3) Water, sewer and drainage plans be approved by appropriate agencies prior to the issuance of a building permit.

No one was present to object to this request.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted to recommend approval of this request subject to the above 3 conditions.

GC - 33 - 80

Request for a Hardship Permit to locate a mobile home on a temporary basis in an R-20 One-Family Residential Zoning District, said lot containing approximately 67,200 square feet, fronting 320 feet on the west side of Cherry Street, approximately 550 feet from Blythe Island Drive, Blythe Island.

Mrs. Stacey McLellon, agent, was present for discussion of the above request.

Mr. Dudark pointed out that the subject property is located on Cherry Street, off Blythe Island Drive. Mr. Dudark stated that the applicant is seeking a request for a hardship permit for the location of a mobile home on a temporary basis. Mr. Dudark then passed out the doctor's statement documenting the hardship request.

No one was present to object to this request.

Mrs. McLellon stated that at the present time that they live with her father, Mr. William Hamilton, property owner. She stated that here father is in need of continuous looking after. She stated that she wishes to locate the mobile home there to care for her father for as long as he is in bad health.

Mr. Dudark informed Ms. McLellon that a hardship permit is only on a temporary basis limited to 2 years. He stated that an additional 2 year may be granted if the hardship still exists. He explained, however, that 4 years is the maximum amount of time that the mobile home could be located on the property and that the mobile home would have to be removed if the hardship was discontinued during this time.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted to recommend approval of a temporary hardship permit which will allow the location of a mobile home for a 2-year period.

GC - 34 - 80

Request to rezone from R-12 One-Family Residential to PD-G Planned Development - General, a tract of land consisting of 1.3 acres located 100 feet north of Ledbetter Avenue and fronting 130 feet on the west side of Frederica Road, adjacent to Heritage Inn and Villas, St. Simons Island.

Mr. Thomas Stroud, applicant, was present for review of the above request.

Mr. Dudark pointed out that the subject property is located adjacent to Heritage Inn and Villas. He stated that the property contains 1.3 acres. He stated that a single-family residence is located on a portion of the property which is proposed to be used as an administrative office and drug storage facility. He stated that an apartment/garage is also located on the property. He stated that the applicants proposes to continue this use. He then stated that the remaining structures on the property would be used as a maintenance building and a nursery/greenhouse with the remaining property being used by the elderly for open space recreational purposes. He stated that only the uses so stated at the time of this approval would be allowed, and further that if any additional uses are proposed that an amendment to the Planned Development area would have to be submitted for approval.

Mr. Dudark stated that the staff recommends approval of the request with the following conditions:

- 1) Provide only one entrance at the southeast corner of the property and that a ten (10) foot landscaped buffer be maintained on the southern and eastern perimeters.
- 2) That a revised site plan be submitted to reflect the above design changes prior to the issuance of a building or occupancy permit.
- 3) That appropriate deed restrictions consistent with the above approval be prepared and submitted to the County Clerk prior to action by the County Commission.

Motion was made by Mr. Atkinson, seconded by Mrs. Brown and unanimously adopted to recommend approval of the above request to PD-G Planned Develop-

ment - General to allow the following uses, subject to the previously stated 3 conditions being met:

- 1) Existing main structure to be used for an administrative office for Heritage Inn and Villas.
- 2) Existing structure to the rear of the property continue to be used as a residential apartment and storage.
- 3) The remaining structures on the property to be used as a maintenance building and a nursery/greenhouse.
- 4) The remaining property to be used for open space recreational purposes for the elderly.

Amendments to the Glynn County Zoning Ordinance - Section 503. Density and Site Coverage and Section 611. Off-Street Parking Requirements

Mr. Dudark stated that the first amendment is to Section 503. Density and Site Coverage. He stated that this would amend the Zoning Ordinance to implement the policy adopted by the Planning Commission for the development proposed by Mr. Robert Boone for a combination commercial and multi-family use.

Mr. Boone was present for discussion of the amendment. He stated that he still feels the action the Planning Commission took on his request to be within the requirements of the Ordinance. He further stated that he agrees with the subject amendment.

Motion was made by Mr. Hicks, seconded by Mrs. Brown and unanimously adopted that the following amendment be recommended to the County Commission for approval:

Section 503. Density and Site Coverage

503.2 Site Coverage. Inasmuch as St. Simons Island and Sea Island are designated as Areas of Scenic Beauty and Historic Interest, no Group Dwelling, Row House Dwelling, or Multi-Family Dwelling, or accessory structures shall hereafter be used or occupy land area in excess of the prescribed site coverage regulations for the zoning districts RR and GR located on said Islands.

Provided, however, that when a combination residential and commercial use is approved as a conditional use in a Commercial Zoning District a ten percent (10%) increase in site coverage is automatically allowed. Provided further, that an additional ten percent (10%) increase up to a maximum of seventy percent (70%) total site coverage may be granted by the Planning Commission for combination uses less than thirty-five (35) feet in height if in their judgement the open space provided on the site is both directly accessible to all dwelling units and highly useable recreational area.

The provisions of this section shall apply in all Commercial Zoning Districts except GC - C General Commercial - Core.

For the purposes of this Ordinance, a combination residential and commercial use shall be defined as one in which at least fifty percent (50%) of the floor space in a building is designed for and occupied by commercial use(s).

Upon a motion made by Mr. Boatright, seconded by Mr. Atkinson and unanimously adopted the following amendment was also recommended for approval:

Section 611. Off-Street Automobile Parking Requirements

Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all zoning districts at the times of the initial construction of any principal building; or when a structural alternation or other change in a principal building produces an increase in dwelling units, guest rooms, floor area, seating and bed capacity; or when a conversion in use occurs. Such off-street parking areas shall have direct access of sufficient width to a street or alley, be graded for proper drainage, and be paved as required by the Glynn County Subdivision Regulations, except that, commercial institutional and industrial uses located on separate zoning lots which require less than ten (10) spaces and all multi-family uses shall only be required to pave access and service drives; however, the actual parking spaces shall be surfaced with shell, gravel, or other suitable material so as to be dust free.

611.1 Number of Spaces Required:

- g) Offices and clinics for doctors and dentists: Seven (7) spaces for each doctor plus one (1) space for each employee, except for two (2) spaces for each psychiatrist or chiropractor plus one (1) space for each employee shall be required for each drugless physicians' offices.

CUP - 4 - 80

Request for a Conditional Use Permit within the Beach and Dune Zoning District for purposes of establishing a construction setback line, a driveway, structures and utilities associated with a proposed multi-family development, said tract containing 3.755 acres fronting 150 feet on the east side of Wood Avenue, located approximately 50 feet south of the intersection of Olive Way and Wood Avenue, known as Lots 39, 40 and 41 of East End Subdivision, St. Simons Island.

Mr. Thomas Davis, Developer, was present for discussion of the above request. It being noted that the subject property is owned by Bay Colony Property Co., Inc.

Mr. Dudark pointed out that the subject property is located on Wood Avenue, one block east of Ocean Boulevard. The property extends from Wood Avenue to the high water mark. This area has recently been in Court and the Supreme Court ruled the upland property owner has a right to ownership of accreted land. He stated that Bay Colong is selling the property to Mr. Davis.

Mr. Dudark then showed slides of the subject property going from Olive Way around the site. He pointed out that there are 3 dunes in the area with the second dune being the primary or most seaward stable dune. He stated that the Ordinance requires a set back of 40 feet from the primary dune. He stated that a large drainage swale is located in the center of the property.

The site plan for the proposed multi-family development was submitted. It showed the driveway being from Wood Avenue. It will consist of 5 buildings of 3 stories each with parking underneath. A 100 foot setback from the primary dune is reflected with the applicant having agreeded to provide an additional 60 foot setback.

Mr. Davis then showed a topography map showing were the dunes are located. He stated that the shore protection agency has stated that most stable dunes is 3 dunes back. He pointed out that the subject property is continuing to accrete.

Mr. Davis stated that the maximum number of bays within the project will be 75. He stated that they will be presold and that presently they are uncertain as to the actual number of 1, 2 or 3 bedrooms. He stated, however, that they feel sure they will only end up with approximately 45 units.

Dr. Glucksman then addressed the question of drainage. Mr. Davis stated that 100% of the surface water will be confined to the project and it will not generate runoff to any other lands.

Dr. Glucksman then stated that Wood Avenue is a narrow, very poorly constructed and maintained street and he does not feel it can handle additional traffic. He then asked Mr. Davis how he plans to market the development and whether he intends to warn prospective purchasers about the sites susceptibility to erosion.

Mr. Alva Lines was present to state his strong concerns to the development. He stated that he has studied erosion over the years and feels that when land is made it can also be taken away. He stated that he does not feel that you can take land which has been created over a 25 year period and expect to build high-density development. He then stated that he feels drainage will be a problem for the area.

Mr. Lines stated that he feels this is very fragile land and that it should be reviewed by an expert such as Dr. Ortell prior to construction. He then showed pictures of the area in 1953.

Marvin Kleier stated that the subject property seems to be marshland.

Mr. Davis explained that there are still a lot of permits in which he will have to obtain prior to starting construction.

Mr. Davis pointed out that the request is not for a rezoning. He stated that the setback line was identified by the Marshland Protection Agency and an additional 60 foot setback was imposed by himself, with a total setback of 100 feet.

Mr. Lions stated that he feels that there should be a 600 foot setback.

Mr. Dudark pointed out that the action to be taken by the Planning Commission today is for a conditional use permit in the Beach and Dune Protection District to establish a construction setback line, driveway, structures and utilities associated with the proposed multi-family development.

Mr. Dudark then stated that the staff recommends approval of the development subject to the following conditions:

- 1) The development setback line shall be a line between the following two points - Point A located 785 feet east from Wood Avenue right-of-way on the northerly property line and Point B located 770 feet east from Wood Avenue right-of-way on the southernly property line.
- 2) No land alteration or structures shall be placed seaward of said development setback line except boardwalks or snow fencing or similar activities which shall be proposed and approved as conditional uses at a future date.
- 3) Development landward of the development setback line shall comply with the Glynn County Zoning Ordinance and other applicable regulations with regards to permitted uses, site coverage, density and so forth. For site coverage purposes the site development area shall be from Wood Avenue right-of-way to a line 60' seaward of the development setback line. Approval of this conditional use permit in no way implies approval of any specific number of units.
- 4) The entrance drive shall be designed and constructed so as to minimize alteration of the sand dune located approximately 300 feet seaward of Wood Avenue. This shall be accomplished by a 10' to 12' southernly shift in the drive at this location.
- 5) A minimum 10 foot buffer shall be maintained between the entrance drive and the northerly property line.
- 6) Water, sewer and drainage plans shall be approved by appropriate County department heads prior to issuance of a building permit.

Mr. Dudark then suggested that the swimming pool should be sited on more stable upland ground near Wood Avenue, in that the high water table found in the myrtles will likely cause the pool to float and crack.

Thereupon, motion was made by Mr. Hicks, seconded by Mr. Boatright and unanimously adopted to recommend approval subject to the above 6 conditions.

Mr. Joe McDonough was present regarding the Sea Palms Beach Club, owned by Bay Colony. He stated that when the conditional use permit was approved by the Planning Commission it was approved with a number of conditions. He stated that he does not feel the subject conditions have been met.

Motion was made by Mr. Hicks, seconded by Mr. Atkinson and unanimously adopted that Mr. Dudark check into this matter and sure that they have complied with the conditions.

Report from Subdivision Regulations Committee regarding waiver of paving requirements in new subdivisions.

Chairman Gibson stated that Mr. Driggers had requested that this matter be postponed until such time as he can be present for discussion, due to his being the Chairman of the subject committee.

Consider plan for use of a .4 mile section of Old Highway 303 on Blythe Island as a bait shop, boat ramp and possible Marina.

Mr. R. L. O'Quinn, interested developer, was present for discussion of the above matter.

Mr. Edenfield stated that the County has referred to the Planning Commission a request from Mr. O'Quinn to lease the project site for the location of a boat marina. Mr. Edenfield stated that the County would have to acquire the land from the Georgia Department of Transportation.

It being noted that the Planning Commission received a brief study report on this subject matter prior to this meeting.

Mr. Dudark stated that the project site would be located on the southwest side of Old Highway 303 at the Turtle River Bridge on Blythe Island. He stated that the County would obtain the property from DOT and then lease the site to Mr. O'Quinn for the boat marina.

Mr. Dudark stated that the staff has reviewed the proposed project and feels it to be environmentally feasible, beneficial to the community and would create no traffic hazards.

The Planning Commission expressed the view that there may be other interested parties and that other individuals should be given the opportunity to submit a proposal for the site.

Motion was made by Mr. Boatright, seconded by Mr. Atkinson and unanimously adopted to recommend that Glynn County acquire the land from Georgia DOT as a proposed marina site.

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

Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson the Minutes of August 5th and August 13th were unanimously adopted.

Mr. Dudark informed the Planning Commission that Mr. Dave Kyler, Planner II, has resigned from his position to take a teaching job elsewhere. Mr. Dudark asked for permission to go ahead and seek applicants with the position being filled following the Executive Director's position being resolved. The Commission concurred in this request.

Mr. Boatright informed the Commission that the Selection Committee for the Executive Director's position will hold a meeting Friday, September 12th at 9:00 a.m. to review further the applications received. He stated that a called meeting will be held upon completion of the review.

Meeting Adjourned at 11:35 A.M.


Deborah B. Chapman