



*A Golden Past.
A Shining Future.*

GLYNN COUNTY COMMUNITY DEVELOPMENT

Engineering Division

1725 Reynolds Street, Suite 200 – Brunswick, Georgia 31520

Phone: (912) 554-7492

M E M O R A N D U M

TO: Alan Ours, County Manager

FROM: Paul Andrews, County Engineer

DATE: December 3, 2020

SUBJECT: Application for Abandonment
A portion of un-open Sylvan Drive right-of-way,
North of the Northern right-of-way line of Palm Street,
Glynn Haven Estates, St Simons Island, Glynn County, Ga

As required by the Ordinance, staff has reviewed the application prepared by the County Community Development Dept., at the request of Commissioner Neal, for abandonment of a portion of the unopened Sylvan Drive right-of-way North of the Northern right-of-way line of Palm Street, Glynn Haven s/d, as shown on the attached exhibit.

- a. SOURCE OF TITLE: Prescriptive based on plat titled “Revised Plat of Lots in Blocks 1,2,3,4,5,6,7,8,9,10,11,12,13,14 and 15 Unit Number One, Glynn Haven Estates” recorded in Deed Book 4-D, Page 327 on April 27, 1929.
- b. PRESENT USE OF RIGHT-OF-WAY: Portions of the right-of-way where it crosses other road rights-of-way are being used for public access and utilities, portions of the right of way in Block 6 is used for drainage via an open ditch, otherwise, the right-of-way is not used by the public.
- c. PAST HISTORY: This section of the right-of-way has been used as it is currently for many years.
- d. POTENTIAL USE IN THE FUTURE: Use of the areas of right-of-way currently not used by the public is unlikely since there are houses constructed in it or private development is planned.
- e. BENEFIT TO PUBLIC IN CONTINUING USAGE: Use of the areas of right-of-way currently not used by the public has limited benefit for the public.

f. BENEFIT TO PUBLIC IN ABANDONMENT: Abandonment may simplify property rights questions for potential owners of property crossed by the unopened Sylvan Drive.

This issue was brought to the attention of County Staff by attorneys representing the Glynn Haven Baptist church. The original subdivision plat for this section of the Glynn Haven Subdivision was originally recorded in Deed Book 3-W, Page 624 on December 8, 1926. The 1929 revised plat referenced in this item appears to have been recorded to revise the property and road layout to reflect Sylvan Springs Lake, aka Sylvan Venetian Island, which is shown on the plat and was present on the site at the time of the revised platting. Since the recording of the revised plat, the lake has been filled in and development of the area has followed a hybrid of the original 1926 subdivision plat and the 1929 revision. Several plats have been recorded over the years revising the location of lots and right-of-ways from what is shown on the 1929 plat; however, an updated plat has not been found for the Sylvan Drive right-of-way in this area. Development in and around these blocks have followed the original subdivision layout.

Per the County tax records, lots impacted by Sylvan Drive in these blocks have been under private ownership since as early as 1983.

RECOMMENDED MOTION

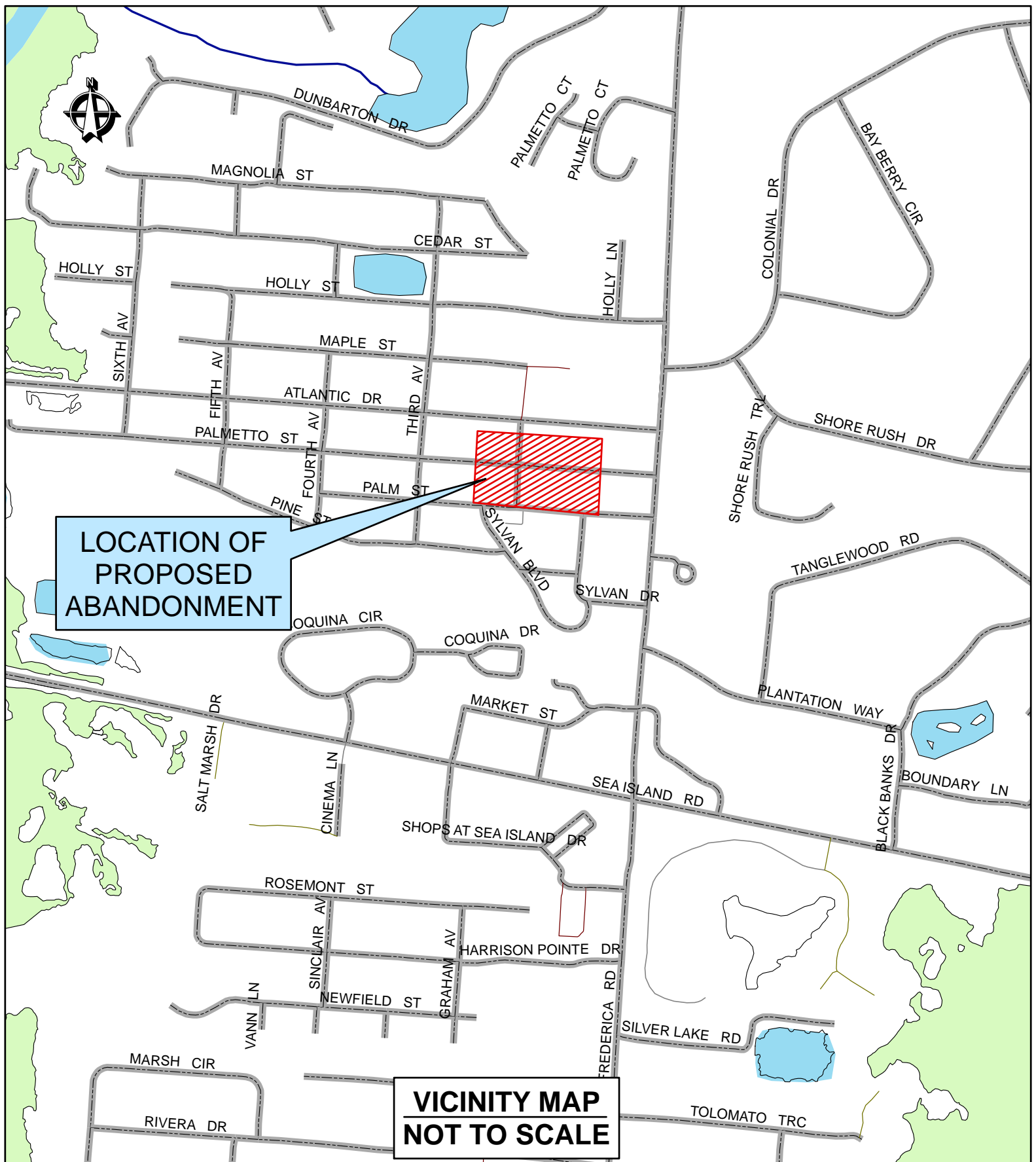
I move to approve the abandonment of all of Sylvan Drive north of the northern right-of-way line of Palm Street with a drainage easement in form acceptable to the County Engineer being returned to the County over the area in Block 7 currently used for a drainage ditch, as shown on the site plan developed for the Glynn Haven Baptist Church site.

Attachments:

Vicinity and Location Map

List of property owners within 200-ft of the abandonment request

**PROPOSED ABANDONMENT OF
UNOPENED SYLVAN DRIVE RIGHT-OF-WAY,
NORTH OF PALM STREET, GLYNN HAVEN S/D, GLYNN CO.
(AB-4476, BLOCKS 6,7, AND 14)**



**LOCATION OF
PROPOSED
ABANDONMENT**

**VICINITY MAP
NOT TO SCALE**

Georgia, Glynn County
 Clerk's Office Surveyor General
 Property records and other matters
 August 1 1929
 H. D. 327
 10 August 1929
 P. H. ...
 Dep.

REVIEW

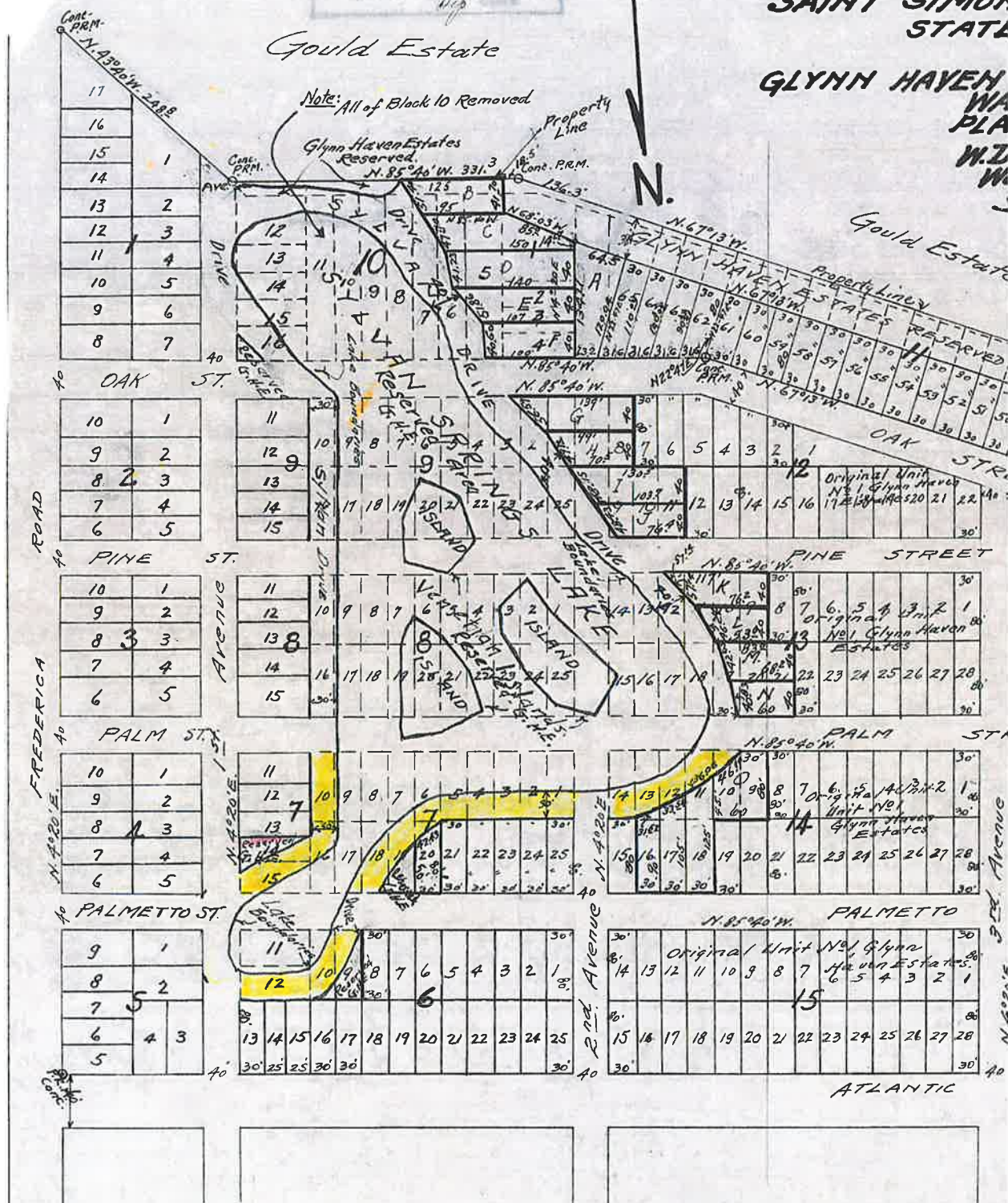
LOTS in BLOCKS
 UNIT NUMBERS

SAINT SIMON STATE

GLYNN HAVEN

W.A. ...
 W.D. ...
 W. ...

LOCATION MAP - HIGHLIGHTED AREAS ARE TO BE ABANDONED



UNIT NO. TWO. PROPERTY GLYNN HAVEN ESTAB

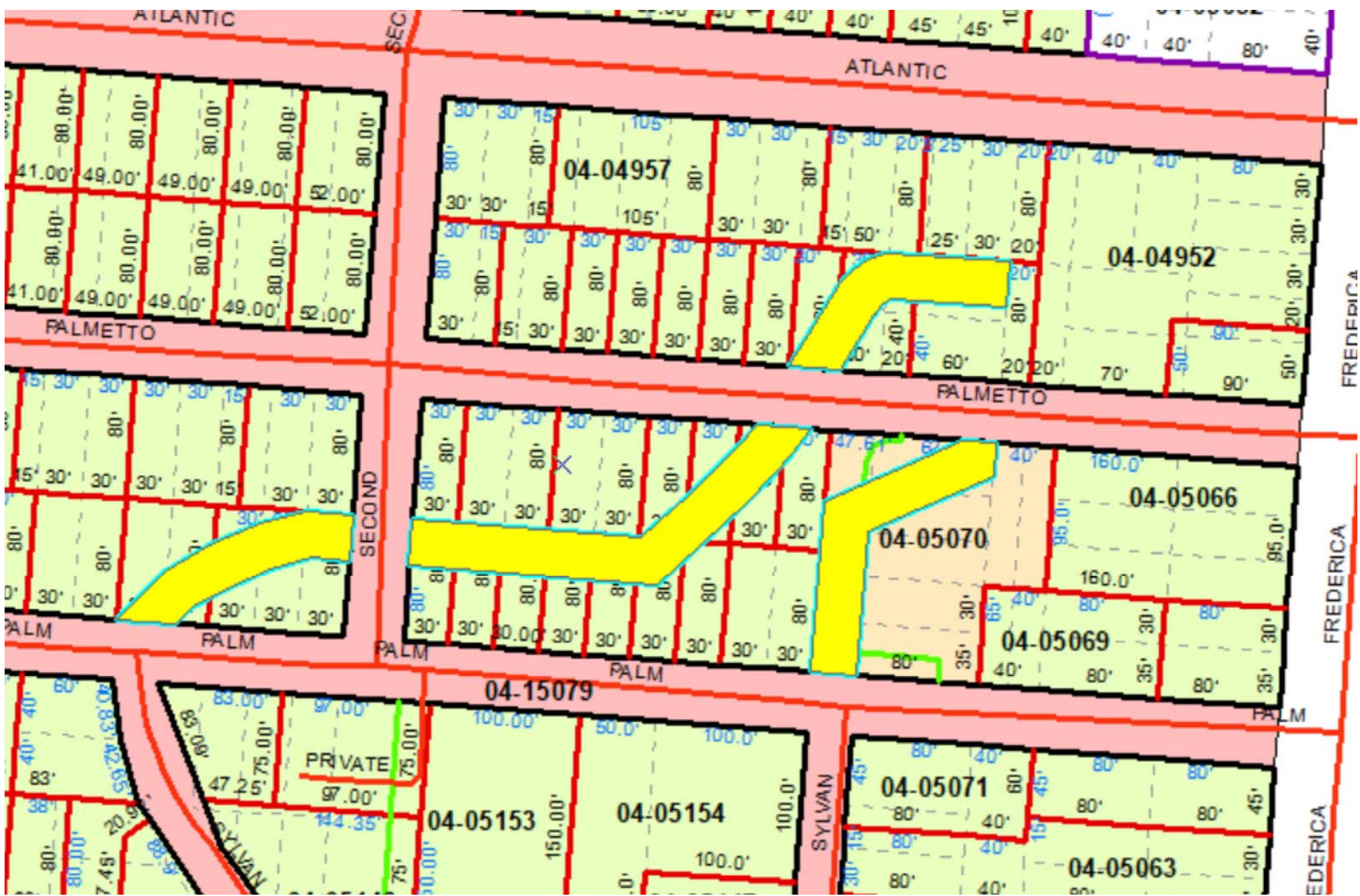
State of Georgia
 County of Glynn.

This the 1st day of May, 1929

It is hereby certified that I, F. J. Tarras, County Engineer, for Glynn County, Georgia, have examined this map and find that it complies in form with the requirements of the Ordinance to regulate the making of surveys and filing for record of maps and plats of subdivisions within County of Glynn, Georgia.

State of Georgia.
 County of Glynn.

It is hereby certified the Planning Board of Glynn Co. Approved this map. This 1st day of May, 1929.



04-04957

04-04952

04-05070

04-05066

04-05069

04-15079

PRIVATE

04-05153

04-05154

04-05071

04-05063

ATLANTIC

ATLANTIC

PALMETTO

PALMETTO

PALM

PALM

PALM

PALM

PALM

SYLVAN

SYLVAN

SECOND

SEC

FREDERICA

FREDERICA

FREDERICA

The property owners and mailing addresses of lots within 200 feet of the proposed abandonment of un-open Sylvan Drive right-of-way North of Palm Street in the of the Glynn Haven Estates S/D, St Simons Island, Glynn County, Ga (AB 4476 - Blocks 6,7, and 14)

RJ COASTAL INVESTMENTS LLC
1700 W KATELLA AV #200
ORANGE, CA 92867

DOROTHY RAMSEY
4 HERMITAGE RD
GREENVILLE, SC 29615

BRADY EUGENE TURNER JR
PO BOX 840
BRUNSWICK, GA 31521-0840

SEASIDE DECORATORS INC
PO BOX 30988
SEA ISLAND, GA 31561

EARLE HARTRIDGE JR
29 BLACK BANKS DR
ST SIMONS ISLAND, GA 31522

RANDALL T & TOMEE JO SELLARS
212 PINE ST
ST SIMONS ISLAND, GA 31522

ABBAS VAKILI
PO BOX 20595
ST SIMONS ISLAND, GA 31522

ABOLGHASEM BAKHSHIZAD
200 SECOND AVE
ST SIMONS ISLAND, GA 31522

PAMELA FINN
1819 ROCHESTER ST
LIMA, NY 14485

DOUGLAS LANE
502 VASSAR POINT DR
ST. SIMONS ISLAND, GA 31522

ROBINSON HOME INC & E ROBINSON
411 DUNE CIR
KAILUA, HI 96734

ROBERT GARY & DEBORAH CUMBY
208 PINE ST
ST SIMONS ISLAND, GA 31522

GEORGE L BAGBY JR
1819 BRUCE DR
ST. SIMONS ISLAND, GA 31522

STEPHEN & SHELIA ECKERD
219 DUNBARTON DR
ST SIMONS ISLAND, GA 31522

CURTIS & S LYNN MCCARTHY
122 PALMETTO ST
ST SIMONS ISLAND, GA 31522

HARVEY & NYA HOLLAND
115 PALMETTO ST
ST SIMONS ISLAND, GA 31522

JACK PIERCE
103 MUIRFIELD
ST SIMONS ISLAND, GA 31522

MARY LAYNE PERRET
4191 WATER OAK LN
JACKSONVILLE, FL 32210-5842

ELLEN & LAWRENCE KENNEDY
116 DRIFTWOOD PL
ST SIMONS ISLAND, GA 31522

WALTER RAFOLSKI
110 DOVEWOOD DR
BRUNSWICK, GA 31525

HERITAGE RETIREMENT MANAGEMENT LLC
2303 GLOUCESTER ST
BRUNSWICK, GA 31520

THE PAMPERED FOOT
3419 FREDERICA RD
ST SIMONS ISLAND, GA 31522

The property owners and mailing addresses of lots within 200 feet of the proposed abandonment of un-open Sylvan Drive right-of-way North of Palm Street in the of the Glynn Haven Estates S/D, St Simons Island, Glynn County, Ga (AB 4476 - Blocks 6,7, and 14)

JAMES C TURNER
117 PALMETTO ST
ST SIMONS ISLAND, GA 31522

RALPH & MARTHA BLAND
201 PALMETTO ST
ST. SIMONS ISLAND, GA 31522

MARK SIGLER
109 ATLANTIC DR
ST SIMONS ISLAND, GA 31522

THOMAS CARMICHAEL
199 PALM ST
ST SIMONS ISLAND, GA 31522

JAMES L & RUBY TOMLINS
137 SETTLERS HAMMOCK CIR
ST SIMONS ISLAND, GA 31522

THEODORE B JOHNSON JR & SR
P O BOX 363
DELAWARE WATER GAP, PA 18327

PEACHTREE PALMETTO LLC
PO BOX 1008
DOUGLASVILLE, GA 30133

R & D FAMILY PROPERTIES LLC
2487 DEMERE RD #250
ST SIMONS ISLAND, GA 31522

J DERRYL THOMAS
198 S BROAD ST
JESUP, GA 31546

RHONDA HAND & ELIZABETH ZORN
101 ROSEMONT ST
ST SIMONS ISLAND, GA 31522

JAMI DURBIN
116 PALMETTO ST
ST SIMONS ISLAND, GA 31522

MCREALTY GROUP LLC
3140 MERRICK DR NE
ATLANTA, GA 30324

CHARLES GARNER SR
115 PARKSIDE DR
FAYETTEVILLE, GA 30214

JENNIFER MACK
174 PALM ST
ST SIMONS ISLAND, GA 31522

LISA LANE TORBETT
PO BOX 31224
SEA ISLAND, GA 31561

CORY C RULE
215 PALMETTO ST
ST SIMONS ISLAND, GA 31522

GENE & MARY ELIZABETH PRICE
PO BOX 313
THOMASVILLE, GA 31799

PETER ODO NOVAN
PO BOX 21775
ST SIMONS ISLAND, GA 31522

TERRY MCCARTHY
117 ATLANTIC DR
ST SIMONS ISLAND, GA 31522

STEPHEN & MARY MOCK
107 ATLANTIC DR
ST SIMONS ISLAND, GA 31522

NANCY A DEAN
238 PALM ST
ST SIMONS ISLAND, GA 31522

ARTURO NAJAR JR
200 PINE ST
ST SIMONS ISLAND, GA 31522

The property owners and mailing addresses of lots within 200 feet of the proposed abandonment of un-open Sylvan Drive right-of-way North of Palm Street in the of the Glynn Haven Estates S/D, St Simons Island, Glynn County, Ga (AB 4476 - Blocks 6,7, and 14)

HOBBY 2 LLC
415 PALM DR
ST SIMONS ISLAND, GA 31522

HOBBY 2 LLC
415 PALM DR
ST SIMONS ISLAND, GA 31522

ROBBIE NELL HENDLEY TRUSTEE
108 CEDAR KNOB
EATONTON, GA 31024

PEGGY LOUISE JOHNSON
102 PALMETTO ST
ST SIMONS ISLAND, GA 31522

MAXWELL NUDELMAN & JESSICA SLAUTER
18 PINE ST
ST SIMONS ISLAND, GA 31522

THOMAS & KATIE HICKS
PO BOX 20055
ST SIMONS ISLAND, GA 31522

GLYNN HAVEN BAPTIST CHURCH INC
208 PINE ST
ST SIMONS ISLAND, GA 31522

FRED HOUSE LLC
3611 FREDERICA RD
ST SIMONS ISLAND, GA 31522

LENOIR WHITTINGTON
227 PALM ST
ST SIMONS ISLAND, GA 31522

ANNE HARVEY
188 PALM ST
ST SIMONS ISLAND, GA 31522

KALI GLYNN LLC
634 STONEBRIDGE CIR
SAVANNAH, GA 31419

ROBIN JOHNSON
4329 SABAL DR
EVANS, GA 30809

ROBERT MARASCALCO
205 PALMETTO ST
ST SIMONS ISLAND, GA 31522

ROBERT ANDREW TURNER
PO BOX 40
BRUNSWICK, GA 31521

DONNA FRANKLIN JOHNSON
204 PINE ST
ST. SIMONS ISLAND, GA 31522

JOY K NAISH & ETAL AS TRUSTEES
959 W ROANOKE DR EXT
FITZGERALD, GA 31750

ANN HEINS
226 PALM ST
ST SIMONS ISLAND, GA 31522

WILLIAM ANDREW SCHNUPP
102 ATLANTIC DR
ST SIMONS ISLAND, GA 31522

PIERCE PROPERTY HOLDINGS LLC
103 MUIRFIELD
ST SIMONS ISLAND, GA 31522

GHJ LLC C/O TIMOTHY KONSOWITZ
5285 W PRICE RD
SUWANEE, GA 30024-1701

TIMOTHY & KRIS MILLER
237 PALM ST
ST SIMONS ISLAND, GA 31522

LAURA PATE MCLAIN
106 ATLANTIC DR
ST SIMONS ISLAND, GA 31522

The property owners and mailing addresses of lots within 200 feet of the proposed abandonment of un-open Sylvan Drive right-of-way North of Palm Street in the of the Glynn Haven Estates S/D, St Simons Island, Glynn County, Ga (AB 4476 - Blocks 6,7, and 14)

RAFOLSKI INVESTMENTS LLC
110 DOVEWOOD DR
ST SIMONS ISLAND, GA 31522

MELINDA D PIERCE
219 PALM ST
ST SIMONS ISLAND, GA 31522

TRACY PACK & GAY P SHOFFNER
110 BUGSCUFFLE
WALTRACE, TN 37183

JENNIFER LEE YOCCO
109 PALMETTO ST
ST SIMONS ISLAND, GA 31522

LAURA MCLAIN
106 ATLANTIC DR
ST SIMONS ISLAND, GA 31522

3

DANIEL C. McFEE, P.E.
 249 KING COTTON ROAD
 BRUNSWICK, GEORGIA 31526
 TELE 912-595-2903

PLANNING & DESIGN SERVICES
 228 REDDEN VILLAGE, GEORGIA 31522
 ST. SIMONS ISLAND, GEORGIA 31522
 TELE 912-595-9721

P.E. No. 031742

A NEW HOME
FOR
GLYNN HAVEN BAPTIST CHURCH
ST. SIMONS ISLAND, GEORGIA

Larry L. Bryson,
Architect, P.C.
 228 Redden Village, Suite 201
 St. Simons Island, Georgia 31522
 (912) 638-6745

PROPOSED SITE PLAN

1. THIS OFFICE HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS FOUND THAT THE DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

2. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

3. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

4. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

5. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

6. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

7. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

8. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

9. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

10. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

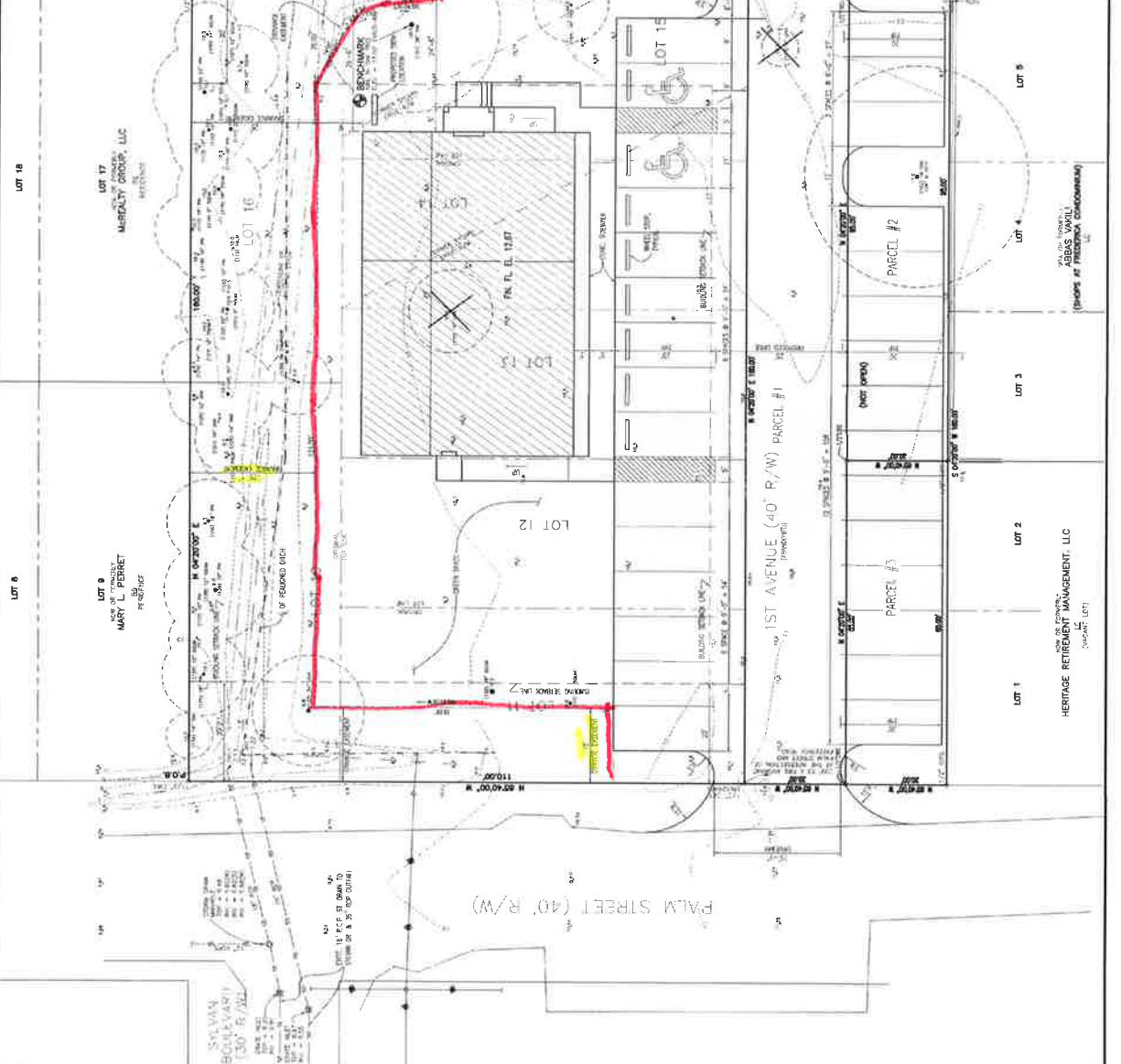
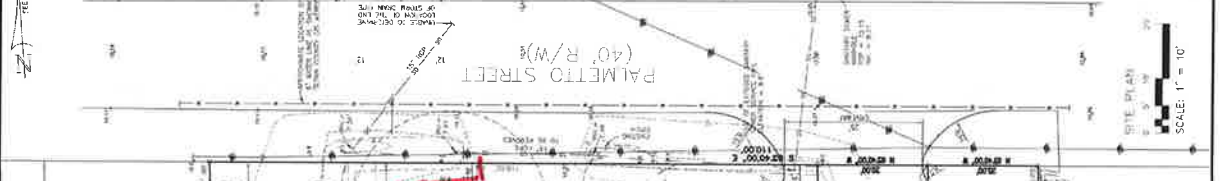
11. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

12. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

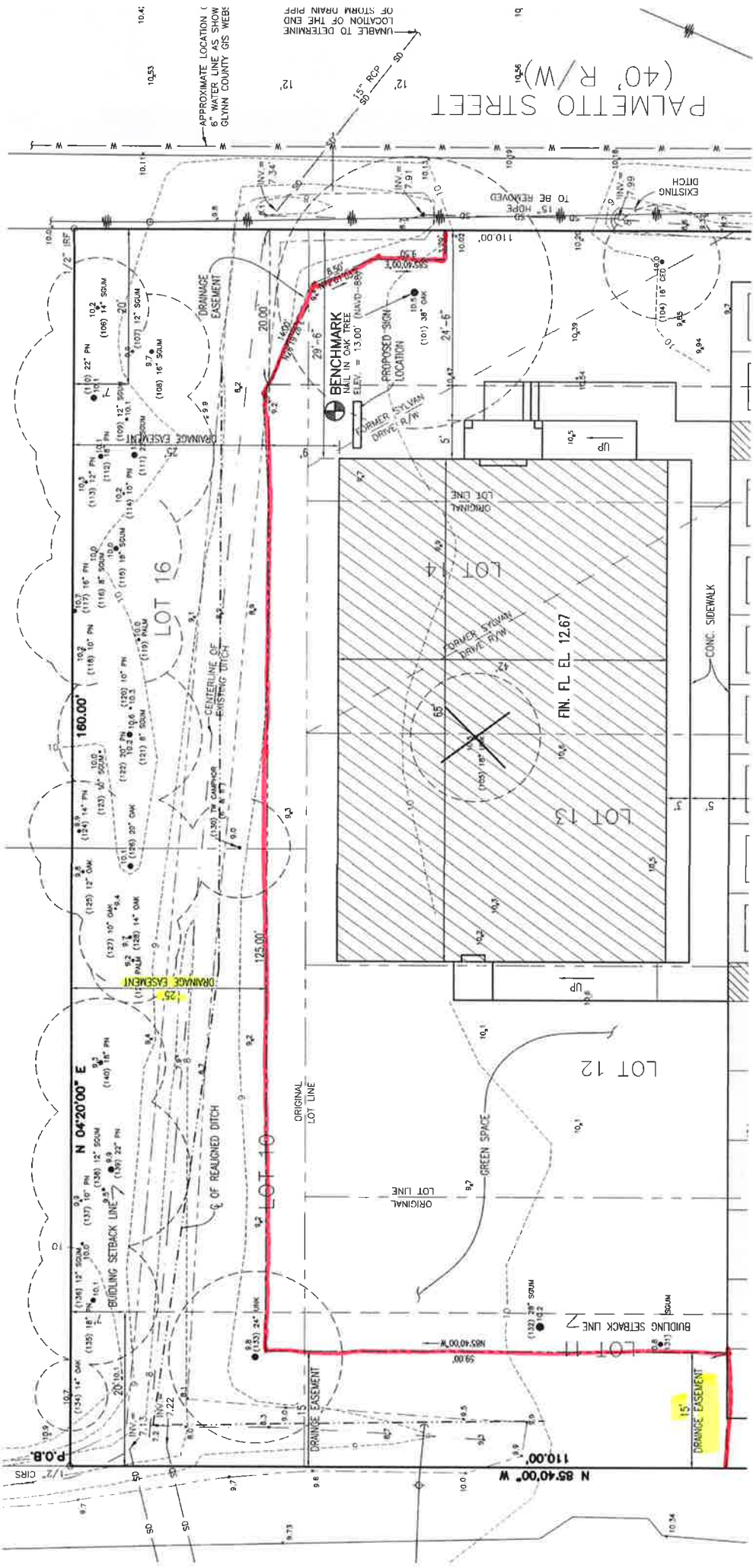
13. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

14. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.

15. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND WILL NOT BE VISUALLY OBTRUSIVE TO THE SCENIC QUALITY OF THE AREA.



PALMETTO STREET (40' R/W)



UNABLE TO DETERMINE LOCATION OF THE END OF STORM DRAIN PIPE

APPROXIMATE LOCATION OF 6" WATER LINE AS SHOWN BY GUNN COUNTY GIS WEB

10.44

10.53

10.62

10.71

10.80

10.89

10.98

11.07

11.16

11.25

11.34

11.43

11.52

11.61

11.70

11.79

11.88

11.97

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

12

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10

10