

REGULAR MEETING

APRIL 9th, 1963

8:30 A. M.

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PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis,  
C. J. Dubs and Cormac McGarvey

ABSENT: Neal Gale, W. Wright Parker and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell

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The minutes of a special meeting held March 26th, 1963, were approved upon a motion made by Mr. Davis and seconded by Mr. Compton.

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The Planning Director reported that he had conferred with Professors Menhinick and Little, consultants for local outdoor advertising interests, during a recent visit in Atlanta. He advised that they will begin reviewing the sign regulations proposed for adoption in Glynn County, as prepared by the Planning Commission, later this month and that they hope to be prepared to make recommendations on or about May 1st, 1963.

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With respect to a survey by the State Highway Department of encroachments on state-owned rights of way in Glynn County as requested by the City and County Commissions (and recommended by the Planning Commission), the Planning Director advised that such a survey is now underway.

Planning Director Bell was requested to write letters to the State Highway Department, the City Commission and the County Commission expressing the Planning Commission's appreciation for the initiation of this project.

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Mr. William A. McDonald was present in behalf of his request for an exception from the requirements of the City of Brunswick's Zoning Ordinance in order to permit the reconstruction and continued operation of a non-conforming grocery store located at 1108 First Avenue, the property involved being located in an R-2 District.

A motion was made by Mr. Compton that the Planning Commission recommend that the City Commission grant an exception to permit the rebuilding and relocating of an existing grocery store operated by Mrs. William McDonald, in accordance with plans submitted by the applicant.

This motion was seconded by Mr. Dubs and passed unanimously.

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As the next order of business, the Planning Commission reviewed a preliminary plan for Glynn - Jekyll Acres Subdivision, a development proposed in the vicinity of Baumgartner Road and U. S. 84, Glynn County. Mr. William Downey was present in support of the proposal. Considerable concern was expressed in relation to the limited amount of septic tanks that will be allowed by the Board of Health and to an adequate and centrally located park area for the over-all subdivision layout.

A motion was made by Mr. Compton, seconded by Mr. Dubs, and unanimously

adopted that the Planning Commission recommend to the Glynn County Planning Board that the tentative plat for Section 1 of the Glynn - Jekyll Acres Subdivision, to be developed on approximately 30 acres of land and consisting of 48 home sites, be approved provided that the plans for this initial unit of the subdivision meet all requirements of the Board of Health; that plans for a central sewerage system and a centrally located park site for the entire subdivision be submitted with the final plat for Section 1, and that the applicant give a letter of intent to the Planning Commission that such a system will be provided if necessary; that Mr. Downey present the cash equivalent for the park area requirement for Section 1, consisting of 1.5 acres at the rate of \$500.00 per acre or \$750.00, to be deposited in the Commissioners of Roads and Revenue Park Development Account; and, further, that all plans for surface drainage and street surfaces prove acceptable to the County Engineer.

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After a study of the general plan and the preliminary plan of Section 1 for the Belle Point Subdivision, located east of U. S. 17, as submitted by Sewell & Associates, Inc., of Savannah, Georgia, a motion was made by Mr. Davis, seconded by Mr. Dubs, and unanimously adopted to recommend to the Glynn County Planning Board approval of the general plan as submitted, and conditional approval of Section 1 preliminary plat for Belle Point Subdivision, subject to favorable review and written verification of water and sewer systems by the Board of Health and the City of Brunswick, and street and drainage plans and land dedication by Glynn County.

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Mr. Anthony A. Alaimo was present in behalf of a request by his client, Dr. R. H. Thompson, for the rezoning of Lots 1, 2, and 3 in Block T, Goodyear Park Subdivision, to C-1 Commercial in order to permit the construction of a medical arts building, the subject property being in an R-1 Residential classification and located at the southeast corner of Parkwood Drive and Kemble Avenue. Mr. Alaimo contended that the character of abutting property was such that to expect the property in question to be used for residential purposes was unreasonable.

Messrs. Rodney Jonas and R. B. McGoogan, Jr., were present to protest the requested rezoning, stating that such reclassification would substantially devalue their residential property to the south of the property involved.

After consideration, a motion was made by Mr. Dubs, seconded by Mr. McGarvey, and unanimously adopted that denial of the rezoning request be recommended to the City Commission, the principal reason for such action being the adverse effect on the value of nearby residential properties.

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As the next order of business, a request for an exception to the Glynn County regulations in order to permit the expansion of Atlantic Coast Line Railroad Company yards on a 30 acre tract immediately east of the ACL's present yards in the vicinity of Community Road was heard. Mr. W. W. Huckeba was present for the review of the ACL petition..

The property in question, presently zoned Class D Agricultural, is under option by ACL from Union Bag - Camp Paper Corporation, which submitted a letter endorsing the railroad's request. It was brought out that Union Bag's letter gave some indication that they were interested in additional industrial rezoning in the area in addition to the site requested by ACL for railroad operation expansion. The Planning Director was requested to get a clarification on this matter.

Concern was expressed over the fact that the proposed layout would result in an additional track crossing Community Road at grade, a less than desirable prospect in view of plans to connect Community and Cypress Mill Roads to form a major traffic artery.

Mr. Huckeba responded, that, in his opinion, the additional tracks would result in less train movement at intersections with streets than currently exists in the area.

A motion was made by Mr. Compton that the Planning Commission recommend to the Glynn County Planning Board that an exception be granted as requested by the Atlantic Coast Line Railroad Company for the installation of additional holding tracks east of their present yard located on property they are acquiring from Union Bag - Camp Paper Corporation approximately 2,900 feet in length by 400 feet in width lying between Community Road and the old Walker Fishing Pond tract.

This motion was seconded by Mr. Davis and was unanimously adopted.

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Mr. A. C. Clark was present in support of his request for an exception from the City of Brunswick Zoning Ordinance in order to permit the completion of a 10 ft. by 20 ft. accessory building closer to the side yard property line than required in an R-3 District. It was brought out that the construction, on property located at 1106 H Street, was commenced without the applicant securing the required building permit, and, further, that he failed to observe the required 3 ft. setback from the side property line, as required by the Zoning Ordinance. Construction was halted by the City Building Inspector and Mr. Clark was, in effect, appealing a violation of the law after the fact.

A motion was made by Mr. Dubs, seconded by Mr. Davis, and unanimously adopted that the Planning Commission recommend that the City Commission deny the request, particularly since an approval would establish a bad precedent for future cases of a similar nature.

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Action was deferred on a request submitted by the Atlanta Gas Light Company for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit a meter station, peak shaving plant, pipe storage and other gas distribution services on property zoned Class D Agricultural and located at the northeast corner of Perry Lane Road and the Atlantic Coast Line Railroad, until such time as additional information regarding the nature of the operation and safety hazards with regard to the proposed use of the site is presented for consideration.

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Messrs. Roland Moore and Harold Sigman were present in behalf of a group seeking the rezoning, from Class D Agricultural to Class G Industrial, of a 292 acre tract located between the Atlantic Coast Line Railroad and the Southern Railway and abutting the Georgia Creosote Plant on Perry Lane Road.

Upon a motion made by Mr. Davis and seconded by Mr. McGarvey, action on the request was deferred until such time as tentative plans indicating streets, railroads and other pertinent information are submitted.

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After a review of action taken at meeting of March 26th, 1963, with respect to representation from the Joint Planning Commission at the forthcoming ASPO convention in Seattle, a suggestion was made to the effect that the Planning Director attend the convention, if at all possible. No final action was taken.

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Meeting Adjourned at 12:15 P. M.