

REGULAR MEETING
FEBRUARY 12th, 1963
8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, C. J. Dubs,
W. Wright Parker and R. F. D. Paulk
ABSENT: Neal Gale and Cormac McGarvey
ALSO PRESENT: Planning Director Frederick K. Bell and County Building Inspector
W. B. Wright

Action on the reading of the minutes for the meeting held January 23rd, 1963, was deferred to the Planning Commission's next meeting.

The Planning Commission reviewed the following requests referred to it for recommendation by the Glynn County Planning Board:

1. A request submitted by W. T. Livingston to amend the Glynn County Zoning Ordinance by rezoning a site containing 11.5 acres on the south-west side of U. S. 84, immediately west of the route's intersection with U. S. 17, from Class D Agricultural to Class E Business for purposes of permitting a shopping center, including a service station. Mr. Livingston was present in support of his request.

Action: A motion was made by Mr. Compton that action on Mr. Livingston's request be deferred until further information, with particular reference to the specific uses proposed for the site, plus plans indicating layout and other site design features for the shopping center proposal, was furnished.

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

2. A request (deferred from meeting of January 10th, 1963) submitted by Arnold Fulford for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit the operation of a service station on property fronting 200 feet on the southwesterly side of the Brunswick - Jesup Highway, approximately 950 feet south of Burnett Creek. Mr. Fulford was present in support of his request.

Action: A motion made by Mr. Compton and seconded by Mr. Parker was unanimously adopted that denial of the request be recommended to the Glynn County Planning Board, such recommendation being based upon the following points:

a. The structure proposed for commercial use was not constructed in conformance with the building permit issued by the Glynn County Planning Board, the permit authorizing a residential structure.

b. The request had been heard and denied after a public hearing by the Glynn County Commission less than one year ago; no new evidence was submitted with the request that would justify the Planning Commission reversing this previous decision.

c. The evidence submitted by the applicant did not

justify creating a spot commercial zoning in an area predominantly residential in character.

3. A request (deferred from meeting of January 10th, 1963) submitted by the Fendig Outdoor Advertising Company for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit the erection of a 12 ft. by 42 ft. illuminated sign on property belonging to Allied Chemical, Inc. (Solvay), on the east side of U. S. 341 north of Brunswick.

Action: A motion was made by Mr. Parker and seconded by Mr. Davis that approval of the requested exception be recommended to the Glynn County Planning Board subject to the following conditions:

- a. That the sign be placed no closer than 10 ft. east of the utility poles running parallel to the highway; and
- b. That the sign be removed by and at the expense of Fendig Outdoor Advertising Company subject to thirty days notice at such time as the proposed construction of the Norwich Street - Newcastle Street interchange is initiated.

Voting Aye: Messrs. Davis, Dubs, Parker and Paulk.

Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

4. A request by James N. Sweat to amend the Glynn County Zoning Ordinance by rezoning Lots No. 20 and 21 in Arco Subdivision, fronting 100 ft. on Seventh Street and 110 ft. on Emanuel (Marion Street) Avenue, to Class E Business, in order to permit the erection and operation of an auto body repair shop. Mr. Sweat was present in support of his request.

Action: A motion made by Mr. Compton and seconded by Mr. Davis was unanimously adopted to recommend to the Glynn County Planning Board that an exception be made to the Glynn County regulations to permit the establishment of an auto body repair shop by Mr. Sweat, subject to the following conditions:

- a. That a public hearing be held by the Glynn County Planning Board to afford interested individuals the opportunity of expressing themselves with regard to the proposal;
- b. That drainage problems are worked out to the satisfaction of the County Superintendent of Public Works and the County Engineer;
- c. That the property is used exclusively for an auto body repair shop;
- d. That curbs and gutters be provided by the applicant extending 20 ft. in both directions from the corner of Emanuel and Seventh, at least 20 ft. east from the alley along Seventh Street, and at least 20 ft. south from the property line abutting Lot No. 21 on Emanuel Avenue;

- e. That off-street parking area, as indicated on site plan submitted with request, is adhered to; and
- f. That no building or structure is located closer than 10 ft. to the applicant's south property line.

5. A request submitted by L. A. Olsen for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit the erection of a 6 ft. by 4½ ft. non-illuminated sign on the right of way of a private road known as Carter Drive (approximately 75 feet northwest of the center line of Altama Avenue).

Action: A motion was made by Mr. Compton that approval of the requested exception be recommended to the Glynn County Planning Board.

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

In response to indications that there have been a rapid and increasing number of encroachments of structures, including signs, on state-owned highway rights of way in Glynn County, a motion was made by Mr. Compton directing the Planning Director to write a letter requesting the State Highway Department, on behalf of the Planning Commission, to make a survey of all such rights of way in the County, to determine the extent of such encroachments and to take any steps necessary to eliminate them.

Upon a second by Mr. Davis, this motion passed unanimously.

The Planning Commission next reviewed a sketch plan submitted by U. M. Pickren for a proposed subdivision of land, containing approximately 2.57 acres and located on Jenkins Lane, west of U. S. 341, near the intersection of that route with Georgia 303.

A motion made by Mr. Compton and seconded by Mr. Davis was unanimously adopted to defer further consideration of the proposal until such time as the Planning Director can secure an indication from the County with regard to the acceptance of streets and rights of way contained in and leading into the proposed subdivision.

The Planning Director advised that work is progressing satisfactorily on a Capital Improvements Inventory report, stating that this report, the initial step in the development of a Capital Improvements Program, should be ready for the Planning Commission's review at its next meeting.

Tuesday, February 19th, 1963, at 8:30 A. M., was established as the date and time for a meeting of the Planning Commission's Sign Committee at which time recommended sign control standards will be reviewed. Copies of these standards were furnished the individual members for study prior to their consideration by the Planning Commission at its next meeting.

Meeting Adjourned at 11:00 A. M.