

REGULAR MEETING

JULY 9th, 1963

8:30 A. M.

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

ABSENT: R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell and County Administrator  
Howard J. Sears

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As the first order of business, minutes of a special meeting held on June 25th, 1963, and minutes of a called meeting held on June 27th, 1963, were approved upon a motion made by Mr. Compton and seconded by Mr. McGarvey.

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GC-16-63.

Mr. Atwood Freeman, of Delta Engineers, was present in support of that firm's request for the rezoning from Class D Agricultural to Class E Business of a triangular-shaped unnumbered lot (indicated as reserved on the recorded plat) fronting 198.64 feet on the east side of Altama Avenue, beginning at a point 171.83 feet south of the intersection with Shangri La Avenue, Glynco Annex Subdivision, Glynn County. Mr. Freeman stated that it was proposed to construct a combination office - apartment building on the lot. The first floor of the structure was to be used for office purposes by Delta Engineers, while the second story would contain seven apartment units. He submitted plans of the building and a site design which indicated proposed parking and circulation arrangements. He also submitted a letter from Lattimore, Sullivan and Compton, a construction firm that owns the adjacent properties, which indicated they had no objections to the proposed use.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that the Joint Planning Commission recommend to the Glynn County Planning Board that the application of John H. Ringeling and Atwood Freeman requesting the rezoning of the area under consideration from Class D Agricultural to E Business be approved, subject to conformance to the plans submitted.

It was noted that a public hearing would be required, since the request involved a revision in current zoning regulations.

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GC-17-63.

As the next order of business, the Planning Commission considered a request for the rezoning from Class D Agricultural to Class E Business of a tract containing approximately 3.5 acres fronting approximately 200 feet on the south side of the East Beach Causeway and 828 feet on the east side of Demere Road, St. Simons Island. Mr. A. T. Angelakos, applicant, and Mr. Edwin Cofer, realtor, were present in behalf of this request. Mr. Angelakos stated that the requested rezoning would permit him to construct a quality restaurant - cocktail lounge on the site which he has under option to purchase. Mr. Cofer stated that he had been endeavoring for some time to locate a site for the proposed use.

Lengthy consideration was given to the request with particular emphasis on the proposed use, possible traffic hazards at the intersection of two of the Island's most travelled roads, and the location of the structure on the subject property. It was the feeling of the members that rather than rezoning an exception be recommended in order that commercial use of the property be limited to the proposed supper club.

Mr. Parker moved that the Joint Planning Commission submit the request to the Glynn County Planning Board with the recommendation that an exception be granted to the existing County regulations to allow a restaurant - cocktail lounge with proper traffic control measures and provided that the building improvements will be no closer than 100 feet from the center line of Demere Road and the East Beach Causeway; that not more than two entrance - exits to the property be provided with the parking and traffic circulation patterns illustrated on the plot plan to be submitted for Planning Commission approval; that one parking space be provided for each four seats in the facility; and that the plans for the proposed development be submitted back to the Joint Planning Commission for final review.

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

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B-12-63.

Mr. D. J. Brown, Sr., was present in behalf of his request for the rezoning from R-2 Residential to R-3 Residential and an additional request for an exception from R-3 density standards on Lot No. 325 of the Lincoln Park Subdivision. This property fronts 90 feet on Albany and Amherst Streets and 180 feet on the north side of T Street. Mr. Brown stated that if his request were granted that he proposed to construct a multi-family dwelling containing 18 residential units.

During discussion it was brought out that the property in question contains 16,200 square feet, which under current R-3 density standards would permit a maximum of 13 units. Also discussed was the lack of adequate parking area.

A motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted that the Joint Planning Commission, also acting in the capacity of the Brunswick Planning Board, recommend to the City Commission that the request to rezone the property from R-2 to R-3 be approved if no opposition appears at the required public hearing; and, if the rezoning is approved, that the applicant be required to meet all City zoning regulations for R-3 and that no exceptions be granted.

It was noted that the plan, as submitted, does not meet these requirements.

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GC-18-63.

During a brief discussion of an application for the rezoning from Class D Agricultural to Class C Residential for approximately 1.5 acres on the east side of Peachtree Street immediately abutting Block E on the south side of Fourth Avenue, St. Simons Heights, St. Simons Island, Mr. Albert Shelander, the applicant, informed the Planning Director by telephone that he desired to withdraw this request for the time being.

By common consent the request was withdrawn from consideration.

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B-13-63.

Mr. James W. Glass, contractor, and Mr. James L. Asher, realtor, were

present in behalf of a request submitted by Mr. Joe Isenberg for the rezoning from R-2 Residential to R-3 Residential and an additional request for an exception from R-3 density standards on property fronting 100 feet on the south side of Pine Street (total area: 10,000 square feet), Washington Heights Subdivision, in order to permit the construction of a multi-family structure.

It was noted that no specific information pertaining to the nature of the design, the number of units to be constructed has been submitted; nor had a plot plan or a property description been submitted for consideration by the Commission.

Upon a motion made by Mr. Gale and seconded by Mr. McGarvey, this item was tabled until the necessary information was submitted.

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As the final order of business, the Planning Director briefly reviewed the status of Interstate 95 through Glynn County, bringing to the Planning Commission's attention the recent announcement by the Federal Bureau of Public Roads that it was in favor of routing I-95 via Turtle River Bridge, rather than via Lanier Bridge. Although little information was presently available regarding the basis for the decision, it was assumed that the comparatively cheaper cost of the Turtle River Bridge route was the principal reason for its selection.

The Planning Director stated that it was his understanding that the Bureau would be willing to consider a secondary or alternate service route, connecting the Interstate with U. S. 17 on the east side of the City.

He suggested that the Planning Commission begin consideration of the effect that the decision might have on the Major Thoroughfare Plan, as developed in 1961 by the Planning Commission, and the recommendation contained therein.

There was a brief discussion on the matter, during which it was suggested that any action be delayed until more specific information on the Bureau's decision was available.

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Meeting Adjourned at 11:00 A. M.