

REGULAR MEETING

JULY 23rd, 1963

8:30 A. M.

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PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, Neal Gale, Cormac McGarvey, W. Wright Parker, and R. F. D. Paulk

ABSENT: C. J. Dubs

ALSO PRESENT: Planning Director Frederick K. Bell, City Manager H. Bruce Lovvorn, and County Building Inspector W. B. Wright

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As the first order of business, the minutes of a regular meeting held on July 9th, 1963, were approved upon a motion made by Mr. Compton and seconded by Mr. Davis.

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GC-17-63.

The Planning Commission next resumed review of a request, submitted by Mr. A. T. Angelakos, for the rezoning of approximately 3.5 acres fronting 200 feet on the south side of East Beach Causeway and 828 feet on the east side of Demere Road at the interseciton of these two roads. The requested rezoning from Class D Agricultural to Class E Business would permit the construction of a restaurant cocktail lounge on the property.

At its meeting of July 9th, 1963, the Planning Commission had recommended approval of the proposal to the Glynn County Planning Board as an exception to Class D Agricultural standards and subject to the following conditions:

1. Provided that the building structure were located no closer than 100 feet from the center line of Demere Road and the East Beach Causeway;
2. Provided that not more than two entrance-exits to the property be permitted;
3. Provided that one parking space be provided for each four seats in the facility; and
4. Provided that all plans, particularly those illustrating proposed parking and traffic circulation patterns, be submitted to the Planning Commission for a final review.

Noting that there were a considerable number of individuals present, the Chairman stated that all present would be given an opportunity to express themselves as opposing or favoring Mr. Angelakos's request. The following were present in opposition to the proposal: Mr. S. W. Wells, individually and as a representative of the St. Simons Rotary Club, Mrs. S. W. Wells, Mr. Nelson T. Niall, Mrs. Irene G. Niall, Mr. and Mrs. J. J. Gray, Jr., Mrs. C. T. Nolan, Mr. T. F. Mabry, Jr., Mrs. Betty M. Mabry, Mrs. W. D. Wood, Mr. George H. Stevens, Mr. Charles A. Nicholson, Mrs. Anne R. Valentino, Mr. John G. Valentino, Mrs. Louise E. Yates, Mr. E. H. Palmer, Mr. Gordon MacGregor, and Rev. Junius J. Martin (also individually) and Mr. W. H. Backus, as representatives of Christ Church Frederica.

Mr. Niall, acting as spokesman for the group, expressed their opposition.

Following is a summary of the opposition arguments:

1. The proposed use was commercial in nature and not in keeping with the residential character of the area;
2. It could be a deteriorating influence in surrounding properties; and
3. It would compound traffic problems at an extremely dangerous street intersection.

There was also concern expressed over the proximity of the Christ Church Rectory and the Rotary Club - sponsored Boy Scout hut to an establishment that might possibly serve alcoholic beverages. However, a number of those present expressed themselves as being not only against the proposed use, but against any commercial use of any type on the property.

Mr. Edwin Cofer, realtor, Mr. J. R. Burns, present owner of the tract, and Mr. Angelakos were present in support of the request. Mr. Angelakos was unavoidably late and did not arrive until after the opposition had departed.

After lengthy consideration, a motion was made by Mr. Compton that the Planning Commission recommend to the Glynn County Planning Board that Mr. Angelakos's application to put a restaurant - cocktail lounge on property on the southeast corner of Demere Road and East Beach Causeway be denied for the following reasons:

1. The proposal represents a spot zone not in compliance with the Comprehensive Plan;
2. It is considered likely that the proposed use would have a detrimental effect on abutting property values; and
3. The use would tend to compound problems at an already-dangerous intersection.

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

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GC-13-63. (Deferred from June 11th, 1963.)

As the next order of business, the Planning Commission reviewed a request for an exception from the provisions of the Glynn County Zoning Ordinance in order to permit mobile homes on property located on the west side of the Old Jesup Highway, just south of Taylors Methodist Church. Mr. Frank Lee was present in support of his request which had been deferred for additional information.

The Planning Director advised that the Board of Health would go along with the use of septic tanks and individual wells for the proposed mobile home sites, if located carefully and properly. The members were advised that the plan is essentially the same as first submitted but is now in plat form.

After consideration, a motion made by Mr. Compton and seconded by Mr. Gale was unanimously adopted that the Planning Commission recommend to the Glynn County Planning Board that the application be denied for the reason it does not meet the minimum area requirements of five acres, nor does the layout indicate that the proposed trailer park meets generally recognized minimum standards, such as F.H.A. and the National Mobile Homes Association, for mobile home parks.

In addition, the Planning Director was requested to advise Mr. Lee that he is, in the view of the Planning Commission, presently in violation of the zoning ordinance, since he now has 4 trailers on 2 lots, while he only has permits for 1 on each lot.

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GC-19-63.

Mr. Douglas Bailey, accompanied by his attorney, Mr. Robert A. Sapp, and Mr. W. C. McNeely, was present in behalf of his request for the rezoning of property, triangular in shape, described as a portion of Lot 8 of Hopkins Subdivision, and fronting 477.30 ft. on the northeast side of U. S. 17 South, in the vicinity of Fancy Bluff. Mr. Bailey stated that the rezoning of this tract from Class D Agricultural to Class E Business would permit him to construct and operate a 12 unit motel with restaurant for colored travellers. He further stated that the nearest facilities of this type were located in Jacksonville, Florida, and Columbia, South Carolina.

The Planning Director pointed out that the proposed westerly routing of I-95 could conceivably affect this property. It was also noted that an earlier request for commercial rezoning on this property was denied since it did not comply with the Comprehensive Plan and because such action would constitute spot zoning.

After review of sketches and general discussion on the matter, a motion was made by Mr. Compton and seconded by Mr. Parker that the Planning Commission recommend to the Glynn County Planning Board that the application for rezoning be denied, but that an exception be granted on the subject property for purposes of erecting a motel; provided that it meets all public health standards; that it has adequate off-roadway parking; that the Planning Director give final approval to the site plans; that a public hearing be held; and, further, provided that plans comply to State Fire Laws controlling the erection of motels.

Voting Aye: Messrs. Compton, Davis, McGarvey, Parker, and Paulk.

Abstaining from Voting: Mr. Gale.

The Chairman declared the motion carried.

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GC-20-63.

The Planning Commission next considered a request for an exception from the Glynn County Zoning Ordinance. The requested exception would permit the establishment of a perpetual care cemetery (colored) to be located on a 15.982 acre tract known as the W. T. Peek property. The site is presently zoned Class D Agricultural and fronts approximately 755 feet on the east side of U. S. 17 North, 6.9 miles north of the City Limits. Mr. John Brewer, accompanied by his attorney, Mr. Jack J. Lissner, Jr., and Mr. Ferman O. Ricks, realtor, was present in support of this request.

After discussion of the proposal, a motion made by Mr. Davis and seconded by Mr. Gale was unanimously adopted that the Planning Commission recommend to the Glynn County Planning Board that an exception from the requirements of the County Zoning Ordinance be granted in order to permit the establishment of a perpetual care cemetery on the site requested, and provided a public hearing is held.

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GC-22-63.

Mr. James Meadows of SeaPak Corporation, accompanied by Mr. Milton Thompson of Atlas Sign & Manufacturing Company, was present in support of his company's request for an exception from the requirements of the Glynn County Zoning Ordinance. The requested exception would permit a roof sign (12 ft. by 42. ft.) on SeaPak's newly completed freezer building located at county-owned Malcolm McKinnon Airport.

Mr. Thompson explained that the sign would contain no exposed lights. Lights would be used, he said, but they would reflect downward on the sign. Mr. Meadows stated that he felt that the sign would be of value to SeaPak, in terms of advertising, and the County, in terms of letting people know that this was the home of SeaPak.

Also discussed was the sign's effect on the surrounding area and its proximity to public roads. Both points were raised in connection with laws regulating the location of signs near roadways and the location of signs on St. Simons Island, which is classified as an "area of scenic beauty".

It was noted that the decision was, ultimately, the County Commission's since the sign was proposed for location on property leased by the County.

A motion was made by Mr. Parker and seconded by Mr. Gale that the Joint Planning Commission recommend to the Glynn County Planning Board approval of the erection of the sign requested, provided the Federal Aviation Agency concurs in it.

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

Voting Nay: Messrs. Compton and McGarvey.

The Chairman declared the motion carried.

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B-14 63.

A motion was made by Mr. Davis, seconded by Mr. Compton, and unanimously adopted to defer consideration, for further information and until the applicant is present, of a request submitted by Mr. Malcolm Seckinger for an exception from R-2 regulations or a request for the rezoning from R-2 to R-3 of Lots 180 and 181 in Montpelier Subdivision, Evergreen Road, Brunswick.

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GC-21-63.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted to defer consideration, for further information and until the applicant is present, of a request submitted by Mr. Frank H. Schofer, Sr., for an exception from the Glynn County Zoning Ordinance in order to permit mobile homes on property located on the west side of U. S. Highway 341, Glynn County.

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The Planning Director advised that a request had been received from the City of Brunswick for a study of the general land use patterns and trends in the area adjacent to the Glynn - Brunswick Memorial Hospital, particularly in view of the increasing number of requests for hospital-oriented land uses. He further advised that such a study is underway and will be ready for the Planning Commission's review in the near future.

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The Planning Director next advised that a request had been submitted for the approval of site locations for low rent public housing as requested of the Brunswick Housing Authority by the City Commission. The four locations were illustrated upon a map of the City and would provide sites for 135 public housing units.

He pointed out the Planning Commission's approval of the sites as possible locations for public housing was necessary before federal sanction could be given and that written notification of such approval must accompany the application.

After study, a motion was made by Mr. Compton and Mr. Gale that the Joint Planning Commission tentatively approve the four proposed sites as potential locations for approximately 135 public housing units to be constructed in Brunswick as described under Project 9-5 and further, that written notification of such approval be directed to the appropriate officials.

Voting Aye: Messrs. Compton, Davis, Gale, McGarvey, and Paulk.

Abstaining from Voting: Mr. Parker

The Chairman declared the motion carried.

Following is the letter that was transmitted to the Brunswick Housing Authority on the basis of the motion:

Housing Authority, City of Brunswick  
P. O. Box 118  
Brunswick, Georgia

Re: Low Rent Public Housing Project  
Brunswick, GA.9-5

Gentlemen:

The Brunswick - Glynn County Joint Planning Commission at its meeting of July 23rd, 1963, studied and approved the proposed sites, as enumerated below, for the location of one hundred and thirty-five (135) low rent public housing units to be constructed in Brunswick, Georgia.

HERCULES POWDER COMPANY (10.023 Acres)

Between Altama and Cochran Streets, bounded on the south by "R" Street.  
59 regular units.

URBAN RENEWAL (10.285)

Between "K" and "M" Streets and bounded on the west by Bartow Street and on the east by Davis Street and Hercules Powder Company.  
30 regular units.  
35 elderly units.

LANG PLANING MILL (1.377 Acres)

Between Cochran and Stonewall Streets and bounded on the north by "I" Street.  
6 regular units.

CITY OF BRUNSWICK  
ACL Railroad and Others (1.119 Acres)

Between Cochran and Stonewall Streets and bounded on the north by "M" Street.  
5 regular units.

Sincerely,

M. A. Knight  
Chairman