

SPECIAL MEETING

AUGUST 27, 1963

8:30 A. M.

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

ABSENT: C. J. Dubs and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell and County Building Inspector W. B. Wright

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As the first order of business, the minutes of a special meeting held on July 23, 1963, and a regular meeting held on August 13, 1963, were unanimously approved upon a motion made by Mr. Compton and seconded by Mr. McGarvey.

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B-14-63.

Since no one appeared in behalf of the request of Malcolm Seckinger for rezoning, from R-2 to R-3, of that property fronting 150 ft. on the east side of Evergreen Road and known as Lots 180 and 181, Montpelier Subdivision, it was decided, by common consent, that the matter be deferred again for consideration at a later meeting.

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GC-24-63.

Mr. J. H. Ringeling, Mr. Wilbur H. Utley, and Mr. A. H. Durham were present on behalf of Mr. Durham's request for an exception to put a boat marina and allied facilities in a 10.13 acre marsh area abutting Troup Creek on the east and the Glynco NAS petroleum dock on the south. The property is currently located in a Class D Agricultural District. It lies approximately 800 ft. east of U. S. Highway 17. Access to the property is afforded by an easement through the tract immediately abutting U. S. 17 and presently owned by Union Bag - Camp Paper Company. Mr. Durham, Mr. Utley, and Mr. Ringeling presented sketch plans of the proposal showing the proposed marina area and also indicating areas for possible expansion. Plans for the expansion areas would include oxidation and bait pond, land for cabins and camp sites, and land for future residential development.

It was noted that the projected Middle Causeway route to St. Simons Island, as proposed by the Joint Planning Commission in its Major Thoroughfare Plan, could possibly be affected by this facility.

It was also noted that the request under consideration at this meeting was restricted specifically to the marina and its supporting facilities and would not include the oxidation pond, cabin and camp sites, or the potential residential areas.

Upon a motion by Mr. Compton, seconded by Mr. McGarvey, the Joint Planning Commission recommended that the proposed marina and allied facilities on that 10.13 acre tract abutting Troup Creek on the east and the Glynco storage dock facilities on the south be approved as an exception in a Class D Agricultural District, subject to a public hearing to be called and held by the County Planning Board. The motion passed unanimously.

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GC-26-63.

Mr. R. L. O'Quinn appeared in behalf of his request to operate a welding shop as an exception in a Class D Agricultural District on that property known as Lot 12, Block 13, Blythe Island Subdivision.

The shop was proposed for location in a 24 ft. by 24 ft. Quonset hut to the rear of a mobile home as a residence. The property lies on the west side of Blythe Island Drive, immediately north of the intersection with Cut Off Road. It is directly across the street from the Blythe Island Baptist Church.

Mr. O'Quinn had partially completed the proposed facility when ordered to stop by County Building Inspector, Mr. W. B. Wright, on the grounds that a permit had not been issued for such use on the subject property. Mr. O'Quinn argued that he had received a permit in September, 1962, but Mr. Wright stated that the permit was issued on a separate piece of property. It was determined that the permit had been issued for a tool shed on Block 12, Lot 13, behind an existing residence. However, since that time, Mr. O'Quinn had subdivided the lot into two separate tracts, moved out of the existing residence, sold it and the lot it was on, and established his residence in a mobile home on the newly created undeveloped lot to the immediate south of the one which was the site of the existing residence. The permit had, therefore, been issued on that portion of the lot which Mr. O'Quinn had subsequently sold.

On the basis on these facts, the Planning Director advised the Planning Commission that it had to decide, first, whether the permit, as originally issued by the Building Inspector in September, 1962, was still valid. If it found the permit to be invalid, then the Commission had to consider and make a recommendation on Mr. O'Quinn's request to operate the proposed welding shop on his newly created lot, behind his mobile home.

The Planning Director advised the Commission that a petition and several letters had been received from surrounding property owners expressing no objection to the proposed use.

After discussion, a motion was made by Mr. Compton that Building Permit No. 10468, issued September 26, 1962, by Building Inspector W. B. Wright, to permit a tool shed on Lot 12, Block 13, Blythe Island Subdivision, was invalid since the lot had subsequently been subdivided and the facility was, in fact, proposed for location on a new lot. The motion was seconded by Mr. Gale and passed unanimously.

Mr. Parker then made a motion, seconded by Mr. McGarvey, that the Joint Planning Commission recommend to the Glynn County Planning Board that Mr. O'Quinn's request to operate a welding facility in a 24 ft. by 24 ft. Quonset hut as an exception to Class D Agricultural regulations and on that subdivided portion of Lot 12, Block 13, Blythe Island Subdivision, presently occupied by a mobile home, be approved, provided that the operation is carried on completely within the confines of the proposed building and provided that the Glynn County Planning Board advertise and hold a public hearing on the request. The motion passed unanimously.

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B-17-63.

Mr. Nick Christ and Mr. E. D. Clark appeared on behalf of Mr. Christ's request to rebuild and operate a non-conforming grocery store in an R-2

district on the southwest corner of Mansfield and Egmont Streets in the vicinity of Glynn Academy.

It was noted that the grocery is currently housed in a store immediately abutting a residence occupied by Mr. Christ. Under the proposed plans, the grocery would be torn down and a new facility built on the same site. However, the residence would remain in its place. Under the proposed plans, the new grocery would set back approximately 6 ft. from the Mansfield Street right of way.

During the discussion, it was pointed out that another food outlet is currently located in the same block on the northwest corner of Egmont and Howe Streets. Some concern was expressed over the Board of Education's feelings on Mr. Christ's proposal.

Following discussion, Mr. Compton made a motion that the Brunswick Glynn County Joint Planning Commission, also acting as the City Planning Board, recommend to the City Commission that an exception be granted to permit Mr. Nick Christ to rebuild and continue to operate a non-conforming grocery store on that property located on the southwest corner of Mansfield and Egmont Streets, on the condition that the new structure be located a minimum of 6 ft. away from Mansfield Street's southern right of way line. The motion was seconded by Mr. Gale and passed unanimously.

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The Planning Commission next resumed consideration of the proposed new MED Zoning District recommended by the Planning Director for application to certain properties in the vicinity of the Glynn - Brunswick Memorial Hospital on Parkwood Drive. The recommendation was in response to a request, by the City Commission, for a general study of land use and zoning patterns in the hospital area.

There followed a discussion during which certain changes were made in the proposed district and the proposed district boundaries.

Upon completion of the discussion, Mr. Compton moved that, in accordance with a request by the City Commission for the Planning Commission to study and make recommendations with regard to land use and zoning policies on properties in the vicinity of the Glynn - Brunswick Memorial Hospital:

1. that the Planning Director present a copy of the proposed zoning district to the City Commission for its consideration with the recommendation that the standards included be reviewed by the firm of Eric Hill and Associates prior to adoption; subject review to be conducted in conjunction with a general review of the proposed over-all Zoning Ordinance for the City and the County to be conducted by that firm;
2. that, as a result of the study, the areas described generally as follows be considered for inclusion in the proposed MED District:
  - a) that property known as Block T, Goodyear Park Subdivision;
  - b) that property located south of Starling Street, north of Parkwood Drive, east of Hampton Avenue and west of Kemble Avenue and owned by the Glynn - Brunswick Memorial Hospital Authority and/or the City of Brunswick;

- c) that property located east of Hampton Avenue, west of Flamingo Avenue, north of Parkwood Drive and south of the City Limits line;
- d) that property known as Lots 18 through 26, Lake Forest Subdivision;
- e) that property known as Lots 1 through 8, Shrine Park Subdivision;
- f) that property known as Lots 278, 279, 313, and 314 of Montpelier Subdivision; and
- g) that portion of the Hercules Powder Company west of Lots 313 and 314, Montpelier Subdivision and north of an imaginary line drawn parallel to Parkwood Drive and extended westward from the southwestern corner of Lot 314, Montpelier Subdivision, to the southwestern corner of Lot 7, Block T, Goodyear Park Subdivision;

said boundaries illustrated on Map No. 7 included in the portfolio accompanying the study;

3. that the following additional areas be considered for expansion of the MED District boundaries if, at a later date, additional land is deemed necessary for the hospital and allied medical services, but provided that, in no case, is it recommended that the limits of the MED District include more than the area generally described as follows:

- a) that property known as Lots 6 through 14, Block S, Goodyear Park Subdivision;
- b) that property known as Block R, Goodyear Park Subdivision;
- c) that property known as Block M, Goodyear Park Subdivision;
- d) that property known as Block L, Goodyear Park Subdivision;
- e) that property known as Lots 1 through 10, Block 4, Goodyear Park Extension, it being recognized that this property does not lie within the City Limits and is, therefore, not currently under city zoning jurisdiction;
- f) that property known as Lots 61 through 68, Northside Estate Subdivision; and
- g) that portion of Hercules Powder Company property north of a line running southeasterly along the northern boundary at the Atlantic Coast Line right of way for a distance of approximately 620 ft. from the southwest corner of Lot 10, Block S, Goodyear Park Subdivision; and west of a line extending southward from the southeastern corner of Lot 14, Block S, Goodyear Park Subdivision, to the point of intersection with the Atlantic Coast Line Railroad right of way; said line to extend between the described points in a direction generally perpendicular to Parkwood Drive;

said boundaries illustrated on Map No. 7 included in the portfolio accompanying the study;

4. that B-4-63, the request of Dr. R. H. Thompson, for an exception to permit a Medical Arts Building on Lots 1, 2, and 3, Block T, Goodyear Park Subdivision, be granted immediately on the condition that all entrances and exits to the property be confined to Parkwood Drive frontage and on the condition that a buffer to consist of permanent plantings plus a 6 ft. high pierced concrete block or brick fence be placed along the entire distance of the rear property line.

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

The Planning Director was then advised to summarize the findings in report form and present them with the map portfolio to the City Commission for its consideration.

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There followed a general discussion of the possibility of obtaining consulting services to assist in the review, completion, and presentation of the proposed Zoning Ordinance for the City and County.

The Planning Director advised that he had held tentative discussions with Eric Hill of Eric Hill and Associates, a planning consultant firm from Atlanta. Based on very tentative review of the ordinance, Mr. Hill estimated that his firm would be willing to review, make recommendations, and prepare a second draft of the ordinance for approximately \$1,500. He further estimated that it would take approximately three weeks to complete the job. However, he requested time to give more detailed study to the proposed ordinance before quoting a specific price. On that basis, the Planning Director had made arrangements to get with Mr. Hill in Atlanta on Friday, August 30, 1963.

The Planning Director and the Commission reviewed the proposed time schedule for completion and presentation of the ordinance to the City and County Commissions. Based on the proposed target date for the subject presentation of December 1, 1963, and the limited staff available locally to assist in meeting this deadline, the Planning Director recommended that he be authorized to negotiate a contract or written agreement with Eric Hill and Associates for technical services with regard to completion of the Zoning Ordinance.

He also noted that it might be advisable to retain the firm for later assistance in presenting the ordinance in open meetings and public hearings and to aid in the development of graphic techniques to assist in presentation.

It was moved by Mr. Compton, seconded by Mr. Davis, and unanimously approved that the Executive Secretary be authorized to negotiate a contract for consulting services in conjunction with completion of a proposed new Zoning Ordinance for Brunswick and Glynn County, said contract to be reviewed by Mr. Gale, pending final execution of same.

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Meeting Adjourned at 11:15 A. M.