

REGULAR MEETING  
OCTOBER 8th, 1963  
8:30 A. M.

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PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, Neal Gale, and W. Wright Parker  
ABSENT: C. J. Dubs, Cormac McGarvey, and R. F. D. Paulk  
ALSO PRESENT: Planning Director Frederick K. Bell, County Administrator Howard J. Sears, and City Urban Redevelopment Director Robert G. Mauney

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Minutes of a Special Meeting held September 24th, 1963, were approved upon a motion made by Mr. Davis and seconded by Mr. Compton.

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GC-34-63.

The Planning Commission next gave consideration to a request for the rezoning from Class D Agricultural to Class E Business of property known as Brunswick Peninsula Tract D, fronting approximately 758.15 feet on the east side of U. S. Highway 17 North, located north of the entrance to Glynco NAS and containing approximately 20 acres.

Messrs. Reid W. Harris, Albert Fendig, Jr., and John Minter were present in support of this request submitted by these individuals and Messrs. Albert Shelander, Tom Pearce, A. M. Harris, Jr., Jay Turner, Richard Krauss, and Eddie Thompson. Those present stated that in view of the proposed residential development of the nearby White Sands Point Subdivision they were requesting commercial rezoning of the entire tract at this time in order that there might be no complications as a result of neighboring residential property. They further stated that no definite plans for the commercial use of the 20 acre tract has been formulated.

It was noted that this property might be affected by the location of a causeway route connecting Chapel Crossing Road from U. S. 17 to Frederica Road on St. Simons Island. Although no official steps have been taken to construct this route, it is recommended for location in this general vicinity in the Major Thoroughfare Plan for Brunswick and Glynn County, as adopted by the Joint Planning Commission.

After discussion, a motion was made by Mr. Compton, seconded by Mr. Gale, and unanimously adopted that the Joint Planning Commission defer action until the applicants can submit data to the Planning Commission in support of the request, in accordance with "Suggested Interim Policies to be followed by the City of Brunswick, Glynn County and the Brunswick - Glynn County Joint Planning Commission concerning the Zoning and Subdividing of Land along Streets Designated as Controlled Access Major Thoroughfares", as adopted by the Joint Planning Commission on November 21st, 1961, and until a better determination can be made as to the route of the Chapel Crossing Road - St. Simons Causeway.

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GC-30-63 and Lott Tract Subdivision Sketch Plan.

Mr. J. H. Ringeling, engineer, was present to represent the Jekyll Construction Company's request for:

- a. GC-30-63: Rezoning from Class D Agricultural to Class C Residential for purposes of developing apartments on property contained in the proposed Lot Tract Subdivision fronting approximately 300 feet on the north side of Emanuel Farm Road, approximately 1,170 feet west of the intersection of that road with U. S. Highway 17 South.
- b. Review of Sketch Plan for Lott Tract Subdivision, to the west of U. S. 17 North and bounded on the south by Emanuel Farm Road, on the west by Carteret Road, and on the north by Beverly Shores Subdivision.

A thorough review was given to the layout of the area requested for rezoning as well as the proposed subdivision sketch plan. A number of related aspects of the requested rezoning and sketch plan were discussed at length. The size of the projected apartment site is 300 feet by 620 feet, approximately 4.2 acres. About 84 apartment units are proposed for construction. To the rear of this area, a 2 acre park site is proposed.

To the east of the apartment area and park site lies a reserved area which might be used for shopping center purposes or a residential area. To the west is an area proposed for a subdivision containing approximately 120 lots with an average size of nearly 9,000 square feet.

During the course of the discussion, the following items were reviewed:

- 1) the proposed location of the park site;
- 2) Emanuel Farm Road: Presently, this is a dirt road between Carteret Road and U. S. 17 and is located on a 30-foot wide right of way. The developers proposed to dedicate 20 additional feet for right of way;
- 3) Carteret Road: Those portions of the road abutting this tract are unpaved, believed to be on a 50 foot right of way; and
- 4) Utilities and services: Water and sewer systems are presently non-existent in the area. The developers propose to tie into the Beverly Shores utility system.

Following discussion, a motion was made by Mr. Compton that the Joint Planning Commission defer action on the application until the following information is submitted:

- 1) Board of Health written approval of the proposed developments;
- 2) A layout of the apartment area with a service accessway perimeter around the housing units and a minimum of 20 ft. maneuvering space between the parking lines; and
- 3) A favorable reaction to a proposed park site from the County Recreation Director.

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

It was also recommended that a 30 ft. strip be dedicated along Emanuel Farm Road making the right of way 60 ft. wide and that the applicants pave the road between U. S. 17 and Carteret Road prior to development of the apartments. A public hearing was also recommended.

B-22-63.

As the next order of business, the members considered a request for rezoning from R-3 to C-2 classification on property known as Peninsular Park Lots 15, 16, 17, and 18, containing approximately 28,511 square feet and fronting 300.12 feet on the east side of Newcastle Street north of T Street. Mr. L. A. Ogden, applicant, was present in support of his request and stated that such rezoning would permit him to operate an auto repair service in conjunction with used car sales on the property in question.

With regard to this particular request, the Planning Commission was primarily concerned with the effect of the proposed Newcastle Street project on this property. Although it was understood that right of way acquisition for the route would begin in the not-too-distant future, the design features of the route and the right of way requirements were, as yet, unknown. Other problems concerning the route's potential effect on this property were discussed, particularly the proposed limited access characteristics of the route and apparent grade problems which would be encountered in this area during the construction of the route.

The Planning Director also pointed out that a favorable decision for rezoning here would establish a precedent for commercial zoning requests along Newcastle Street that would be difficult to stop. Excessive commercial offered the threat of seriously reducing the thoroughfare's intended basic purpose: quick traffic movement.

A motion made by Mr. Parker and seconded by Mr. Gale was unanimously adopted that the Planning Commission recommend the denial of the application in view of the unsettled state of the proposed Newcastle Street project, particularly regarding right of way requirements, access requirements, and grade problems, and the effect these factors might have on the property in question.

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B-21-63.

Messrs. C. B. Langford, Jr., of Way, Peters, Cowden & Langford, Inc., and William P. C. Smith, owner of the property, were present in behalf of a request for an exception to permit an additional commercial building on triangular-shaped property zoned R-1 and located east of Altama Avenue, west of Cleburne Avenue, and north of Parkwood Drive.

Mr. Langford stated that the exception being sought is for use of the property for a drive-in branch for a local financial institution. He said that interior traffic movement would channel from Cleburne Avenue to Altama Avenue. Further, parking provisions for 21 automobiles would be provided on the property. At least 7 of these would be on public right of way along Altama. Further details of the usage were outlined in a letter submitted by the applicant and were illustrated on a plot plan and rendering presented at the meeting.

The Planning Director advised the Commission members that they had recently recommended denial of a request by Mr. Smith and Mr. D. D. Hayes to put additional commercial outlets on the property. That proposal had been reviewed in May of this year. Reasons for the negative recommendation were essentially as follows:

- 1) Too much building was proposed on too small and odd-shaped a lot;
- 2) Parking and circulation arrangements were inadequate and unsatisfactory; and

- 3) The proposal would aggravate an already dangerous traffic situation existing at the orner of Parkwood Drive and Altama Avenue.

The present request proposed only one use on the property in addition to the present pharmacy and contained less floor space than the commercial proposal reviewed in May.

However, the Planning Director noted that the other factors, namely parking and traffic movement would continue to be problems. If the Commission recommended approval, it should recognize that, due to the location, size, and shape of the lot, it would be practically impossible to lay out a satisfactory parking and circulation system. The situation was less than desirable now and this could not help but make it worse.

On the other hand, the facility presently proposed was not likely to attract much traffic and would probably be more acceptable than other commercial uses to nearby residents.

Following discussion, Mr. Compton moved that the Joint Planning Commission recommend to the City Commission that an exception be made to permit the use and erection of a financial institution on this property, based on the plans and letter submitted.

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

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GC-31-63.

As the next order of business, the Planning Commission resumed consideration of a request submitted by Mr. W. G. Thigpen, Sr., for an exception to Class D Agricultural in order to permit the establishment of a mobile home park. The property involved is bounded by Ross Road (Old Dixie Highway) on the east, Seventh Street on the south, Cypress Avenue on the west, and Sycamore Street on the north.

The Planning Director noted that, although Mr. Thigpen was unable to be present, the applicant has, as requested by the Planning Commission at its meeting of September 24th, 1963, submitted a letter outlining his plans for the development and his intention to make the proposed park meet the American Mobile Homes Association standards for a 3-star rating. In addition, the Board of Health has submitted a letter indicating it would be favorably inclined toward Mr. Thigpen's plans to tie into the Arco Development sewer system and the City of Brunswick's water system.

After discussion, a motion was made by Mr. Parker, seconded by Mr. Davis, and unanimously adopted that the Joint Planning Commission recommend to the Glynn County Planning Board approval of the request, subject to the following conditions:

- 1) Elimination of two lots at corner of Seventh and Ross Road;
- 2) Confirmation by County that no public right of way in involved;  
and
- 3) Approval of City to provide water service;

and, further, that a public hearing be held to determine the presence or absence of objections to the proposed mobile home park on the subject property.

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GC-35-63.

A request was next considered for the rezoning from Class D Agricultural to Class E Business of a portion of a tract located generally on the south side of Townsend Street and the east side of Habersham Street, containing approximately 2 acres. The applicant, Mr. R. Gladstone Brown, stated that he had no idea of planning to do anything out there now but would like the rezoning in the event anyone is interested in commercial property in the area.

It was noted that two commercial operations already existed on the property, including Mr. Brown's print shop.

According to Mr. Brown, he had requested this action many years ago before the existence of the Joint Planning Commission. He had been advised that the application would be properly processed and, as a result, he believed that, until recently, the site had already been zoned for commercial use. This did not prove to be the case. As a result, Mr. Brown was now resubmitting his request.

Following discussion, a motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted that the Joint Planning Commission defer action until the applicant can submit information in accordance with the Joint Planning Commission's policy entitled "Suggested Interim Policies to be followed by the City of Brunswick, Glynn County and the Brunswick - Glynn County Joint Planning Commission concerning the Zoning and Subdivision of Land along Streets Designated as Controlled Access Major Thoroughfares", adopted November 21st, 1961.

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GC-27-63.

At Mr. Compton's request, the status of a three-fold request submitted by Mr. Ray W. Whittle for rezonings on properties east of Altama Avenue to permit the construction of a service station, establishment of a small shopping center, and utilization of property for apartment use was discussed and explained by Mr. Compton and Mr. Knight, also members of the County Planning Board, and by Planning Director Bell.

The apartment development, which was proposed for location north of Stafford Avenue, was recommended for approval by the Joint Planning Commission at its meeting of September 10th, 1963.

At the same meeting, action on the commercial requests was deferred for further information in accordance with "Suggested Interim Policies to be followed by the City of Brunswick, Glynn County and the Brunswick - Glynn County Joint Planning Commission concerning the Zoning and Subdividing of Land along Streets Designated as Controlled Access Major Thoroughfares", as adopted by the Joint Planning Commission on November 21st, 1961.

On September 24th, 1963, the entire proposal was presented to the Glynn County Planning Board which approved it. However, it was discovered after the meeting that the approval motion was subject to question since the Secretary made the motion and voted on it. Later inquiry of the County Attorney indicated that the Secretary does not have the power to vote as a part of the Planning Board.

Regardless, the petition has been advanced for public hearing by the County Commission, to be held November 6th, 1963.

During the course of events surrounding the petition, a number of charges were directed to the Planning Commission and its Director. The Planning Director conceded that certain information regarding the petition has not been presented

at the September 10th meeting, that it was his fault, but that it was an unintentional omission. Otherwise, he felt the charges to be unfounded.

No action was taken as a result of the discussion.

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The members reviewed the audit of the Joint Planning Commission's operations for the fiscal year ending June 30th, 1963.

A motion was made by Mr. Compton to approve the audit as submitted by DeLoach, Bufkin & Company, Certified Public Accountants of Brunswick, Georgia, of the Joint Planning Commission's accounts for the period July 1st, 1962, through June 30th, 1963, it being acknowledged that this audit does not include cash transactions in connection with Contract Ga. P-15 relating to Urban Planning Assistance which has been examined and approved by Federal government auditors.

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

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Item 9 on the Agenda, review of the Revised Budget for the Joint Planning Commission's operations for the fiscal year commencing July 1st, 1963, was deferred to the next meeting.

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Meeting Adjourned at 11:00 A. M.