

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
JANUARY 7, 1969
8:30 A. M.

PRESENT: Chairman Neal Gale, James D. Compton, Otto Johnson, Jr.,
M. A. Knight, Brantley O'Quinn, R. F. D. Paulk and
James L. Wiggins
ABSENT: Cormac McGarvey
ALSO PRESENT: Planning Director James B. Williams

Upon a motion made by Mr. Compton and seconded by Mr. Knight the Minutes of the Regular Meeting held on December 3, 1968, a Called Meeting held on December 6, 1968, and a Called Meeting held on December 20, 1968, were approved.

Election of Officers:

The Planning Director was requested to serve as Temporary Chairman in order that the official organization of the Planning Commission for the calendar year 1969 might be effected.

The Temporary Chairman called for nomination for the offices of Chairman and Vice-Chairman.

Mr. Compton nominated Mr. Neal Gale to serve as Chairman and Mr. Otto Johnson, Jr., was nominated by Mr. Knight to serve as Vice-Chairman.

No other nominations were offered.

A motion was made by Mr. Compton and seconded by Mr. Paulk that nominations be closed and a vote taken on the above nomination.

Voting Aye: Messrs. Compton, Knight, O'Quinn, Paulk and Wiggins.

Abstaining from Voting: Messrs. Gale and Johnson

The Temporary Chairman declared the motion that Mr. Gale serve as Chairman and Mr. Johnson serve as Vice-Chairman for the calendar year 1969 adopted.

GC-1-69:

Request to rezone, from R-6 Residential to RR Resort Residential, Lot 18 in Block 22 of East Beach Subdivision facing the ocean and fronting 63 ft. on the east side of a 20 ft. alley 50 ft. south of 12th Street.

Rev. Frank Nalls was present in support of the subject application. He presented an architectural drawing for a proposed 2-story condominium which would be constructed and owned by his wife and Mrs. Mary Owens Flick. He pointed out that the "Ship House", an apartment complex, is immediately south of the property in question.

It was brought out that while the majority of the East Beach ocean front property is used for multi-family purposes, these uses are non-conforming.

Although no one was present in opposition to the request, two letters from nearby property owners objecting to the requested rezoning were read.

After careful study, a motion was made by Mr. O'Quinn, seconded by Mr. Compton and unanimously adopted to recommend denial of the request because it would result in a "spot zoning" that would be out of character with the existing zoning pattern for East Beach and contrary to the wishes of surrounding property owners.

In discussing the motion, it was suggested that, if this application is submitted to the County Commission, it should be accompanied by some written indication of the feelings of surrounding property owners who may not be especially opposed to the request.

GC-2-69:

Request to rezone, from R-12 Residential to LI Limited Industrial, the northwesterly 210.4 ft. by 210 ft. portion of Lot 214 of the Brunswick Peninsula Tract, said property fronting 210.4 ft. on the east side of Community Road immediately south of the New Georgia Power Building site.

Mr. John N. Jones was present on behalf of the applicant, Robinson Homes, Inc., who has a prospective purchaser (Sheffield Distributing Co.) that desires to construct a warehouse on the property. He pointed out that the site is adjacent to the industrially zoned Georgia Power Company property and is opposite a similarly zoned area on the west side of Community Road. He stated that no manufacturing would be done within the proposed warehouse.

During discussion the Planning Director pointed out that the request represented another encroachment of industrial and commercial into a residential area. As similar requests have been made and more can be anticipated in the future he felt that the entire area should be reviewed in order that some policy might be established as to the land use pattern in this vicinity.

It was noted that this matter ties directly in with the matter of zoning in the Magnolia Park area to be considered next.

A motion was made by Mr. Compton and seconded by Mr. Knight to defer, with the concurrence of the applicant's representative, this request to the next meeting pending additional study of the over-all area with respect to the proximity of residentially and industrially zoned lands.

Voting Aye: Messrs. Compton, Knight and Paulk

Voting Nay: Messrs. Johnson and Wiggins

The Chairman declared the motion carried.

Magnolia Park Area Zoning:

The Chairman advised the members of receipt of a letter from Mr. Kirby Rogers as representative of the home owners in the Magnolia Park area. In his letter Mr. Rogers expressed their dissatisfaction with the zoning pattern trend developing in this area, which they felt had already depreciated property values and disturbed the neighborhood tranquility and general well-being of their homes and families.

The Planning Commission expressed its appreciation to the group for presenting its views in a dignified, well-written letter rather than resorting to the use of an emotionally charged delagation.

A motion was made by Mr. Knight, seconded by Mr. Wiggins and unanimously adopted that an immediate study be made in order to determine the exact nature of the problems and possible solution, and, further, that these effected property owners be urged to offer any observations or suggestions that may seem pertinent.

1969 - 1973 Program of Improvements:

The Planning Director submitted printed copies of the "1969 - 1973 Program of Improvements" recently prepared for the City of Brunswick's capital improvements program.

The Chairman requested that this report be included on the agenda for the next Planning Commission meeting in order that it might be discussed further.

Amendment to the Glynn County Zoning Ordinance (GC-32-68):

The Planning Director distributed copies of an admendment to Subsection 712.3 of the Glynn County Zoning Ordinance which permits a museum or exhibit area in connection with an area of use of recognized historical, aesthetic or educational significance as a conditional use in a CP Conservation - Preservation District. This amendment had been made by the Glynn County Commission at its meeting of November 6, 1968.

GC-3-69:

Recommendation for amendment to the Glynn County Zoning Ordinance concerning acreage requirements for cemeteries in CP Conservation - Preservation and FA Forest- Agricultural Districts.

The Planning Director pointed out that the James A. Bishop property containing 8.6 acres proposed for a cemetery had recently been recommended for and had been rezoned to Conservation - Preservation. Upon Mr. Bishop's application for a building permit it had been found that the minimum land area requirement for a cemetery in this district was 10 acres. However, in Forest - Agricultural District only a minximum of 5 acres is required.

Recognizing that there is no need for a difference in areas required for cemeteries in FA and CP Districts, a motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to recommend that Paragraph a) in Subsection 712.3 of the Glynn County Zoning Ordinance be amended to reduce the land area requirement for cemeteries in Conservation - Preservation Districts to 5 acres as required in Forest - Agricultural Districts.

Meeting Adjourned at 10:30 A. M.