

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 4th, 1969

8:30 A. M.

**PRESENT** Chairman Neal Gale, James D. Compton, Otto Johnson, Jr., M. A. Knight, Cormac McGarvey, Brantley O'Quinn, R. F. D. Paulk and James L. Wiggins

**ALSO PRESENT:** Planning Director James B. Williams, County Administrator Howard J. Sears and City Manager J. E. Hulse, Jr.

Although Messrs. O'Quinn and Wiggins were present during discussion of the majority of the items taken up, due to other commitments they were unable to remain for the action which was taken at the end of the meeting.

Upon a motion made by Mr. Compton and seconded by Mr. Knight, the Minutes of the Regular Meeting held on January 7th, 1969 were approved.

GC-4-69:

Request to rezone, from BI Basic Industrial to PD-I Planned Industrial, an irregularly shaped tract containing 31.8 acres bounded on the south approximately 1,816 feet by Perry Lane Road and on the north and west by Burnett Creek with an easterly boundary line of approximately 1,148 feet; said tract lying directly north of the Escambia Timber Company site.

Mr. W. H. Sigman was present on behalf of this request. He stated that he and Mr. Roland D. Moore proposed to develop approximately 264 acres as a planned industrial park in order to provide for more flexibility of use than can be achieved under the property's existing Basic Industrial classification. He added that at this time they are only seeking a rezoning of 31.8 acres comprising Blocks A, B and C as shown on the over-all plans submitted. The proposed park will be known as the North Glynn Industrial Park.

After a review of plans submitted, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the subject 31.8 acres to a PD-I Planned Industrial Development classification.

GC-5-69:

Request to rezone, from R-6 Residential to GR General Residential, two contiguous tracts containing a total of 7.35 acres fronting 589 ft. on the east side of Mallory Street with an average depth of 546.7 ft; said tract lying 296.64 ft. south of Mallory Park Subdivision.

Mrs. Minnie Lee Clements was present on behalf of her application. She stated that she proposed to develop the property as a multi-family complex containing between 60 and 70 one-, two-, and three-bedroom units. The majority of the buildings will be one story in height and constructed of brick, tabby and rough-sawed pine. She pointed out that the two acres were near several County owned parks.

A number of residential owners in the area were present to express their concern as to the quality of the proposed construction. It was pointed out that the zoning ordinance does not control the type of construction in any way unless the applicant requests a planned development classification.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to defer, with the concurrence of the applicant, action on this request until such time as the Planning Director can consult with Mrs. Clements as to the feasibility of developing the property as a planned development.

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GC-6-69:

Request to rezone, from R-6 Residential to FA Forest - Agriculture, an irregularly shaped tract containing 5.5 acres and being a portion of Lots 26 and 27 in the Harrington Tract Subdivision lying approximately 514 ft. north of North Harrington Road and approximately 210 ft. at its nearest point east of Fredrica Road with access via Golden Place (a 50 ft. street).

Mr. R. F. D. Paulk was present in support of his request. He stated that he was seeking a rezoning in order to convert an existing borrow pit into a lake and utilize the remaining highland for the raising of livestock.

A considerable number of residents in the Harrington section appeared to vigorously oppose any change which would permit Mr. Paulk to perform additional excavation. In stating their objections, they cited the traffic problem which had resulted from the hauling of dirt in heavy dump trucks, the noise created by such an operation, and the enlargement of an already unsightly and dangerous hole.

Prior to any action, Mr. Paulk, as a Planning Commission member, excused himself from the meeting room.

Thereupon, after discussion, a motion was made by Mr. McGarvey and seconded by Mr. Johnson to recommend denial of the subject request for the following reasons:

1. The proposed rezoning concerned a portion of a recorded residential subdivision that is zoned for single-family use;
2. The residents of the subdivision strenuously opposed any zoning changes within the subdivision that would permit commercial excavation operations;
3. It was felt that the use of the property for Commercial excavation would constitute a hazard and a nuisance to surrounding residents; and
4. The truck traffic necessary to remove the material would have to pass through the subdivision, thereby creating undesirable traffic conditions.

Voting Aye: Compton, Johnson, Knight and McGarvey

Not Present for Voting: Messrs. O'Quinn, Paulk and Wiggins

The Chairman declared the motion carried.

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Altama Avenue and Cypress Mill Road Area Study - Preliminary Report:

The Planning Director presented a preliminary report resulting from a study made as to zoning developments in the vicinity of Altama Avenue and Cypress Mill Road. This presentation was made with the aid of an illustrative map indicating the existing and possible future residential, commercial and industrial zoning patterns in the area.

A large delegation of residential property owners in the area was present at the meeting in support of the Planning Director's recommendations which they felt would afford them protection from further unwarranted encroachment of commercial and industrial uses into the area, as well as a measure of protection from existing industrial and commercial areas.

Due to the amount of study that would be required prior to any official recommendations being made to the City and County Commission with respect to a new land use and zoning policy in this area, it was agreed by all present that a special meeting should be held Tuesday, February 11th, 1969, at 8:30 A.M., at which time the Director's recommendations would be considered in depth.

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B-1-69:

Request to rezone, from R-9 Residential to HC Highway Commercial, a tract containing 9.1 acres fronting 566.57 ft. on the west side of Altama Avenue and bounded on the north by the Brunswick City Limits and an outfall ditch, on the west by the Old Cypress Mill Road, and on the south by the property of Wm. Q. Walker, Jr.

Mr. Robert D. Miles, representing the applicant, Glynn Enterprises, Inc., was present on behalf of the subject request. He was accompanied by Mr. Wm. Q. Walker, Jr., prospective purchaser of a portion of the property involved. Mr. Miles stated that a rezoning was being sought in order that the northern part of the land might be used in the future for the location of a branch bank and the southern part be utilized in conjunction with Mr. Walker's automobile dealership now under construction on lands recently rezoned Highway Commercial (B-12-68).

During the course of the meeting Mr. Miles amended Application B-1-69 to request a rezoning to GC General Commercial, rather than HC Highway Commercial as originally petitioned. It has been pointed out that the uses proposed under B-1-69 were permitted in a general commercial classification.

In view of the study being undertaken in relation to zoning in the over-all area of which the subject property is a part, a motion was made by Mr. McGarvey, seconded by Mr. Johnson and unanimously adopted to defer, with the concurrence of the applicant, action on this request until the meeting of February 11th, 1969.

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GC-2-69:

Request to rezone, from R-12 to LI Limited Industrial, the northwesterly 210.4 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 Company Building site.

Mr. Elliot Robinson was present on behalf of the subject application submitted by Robinson Homes, Inc. This petition had been deferred on January 7th, 1969, pending a special study of over-all area.

Again, in view of the review of the study to be made at the special meeting scheduled for February 11th, 1969, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to defer, with the concurrence of the applicant, action of this request until that date.

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Reports on Building Activities and Zoning Activities for 1968.

The Planning Director distributed copies of the 1968 Housing Activity Report and the 1968 Zoning Activities Report which were recently prepared.

In summarizing the housing report, he noted that a net total of 370 new residential units had been developed in the county during 1968.

In analysing the housing report, he pointed out that 20 rezoning applications had been processed for property within the city. Of these the Planning Commission recommended approval of 15 and disapproval of 2, with no action being taken on 3. The City, in turn, rezoned 11, denied 6 and took no action on 3. The majority of these applications were for commercial zoning. Rezoning applications for property within the unincorporated area of the county totalled 47, of which the Planning Commission recommended approval of 31 and disapproval of 11, with no action being taken on 5. The County, in turn, rezoned 31, denied 3, and took no action on 13. The majority of these applications were for temporary residential zoning which would permit mobile homes on individual lots.

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Meeting Adjourned at 11:45 A. M.