

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

NOVEMBER 4th, 1969

8:30 A. M.

---

PRESENT: Chairman Neal Gale, James D. Compton, Otto Johnson, Jr.,  
M. A. Knight, Dorman McDonald, Cormac McGarvey and  
James L. Wiggins

ABSENT: John Baldwin

ALSO PRESENT: Acting Director Eric P. Thompson, City Manager J. E. Hulse,  
Jr., and County Administrator Harold H. Baer

---

Upon a motion made by Mr. Compton and seconded by Mr. Knight the Minutes of the Regular Meeting held on October 7th, 1969, and a Called Meeting held on October 28th, 1969, were approved.

---

GC-37-69:

Request to rezone, from GR General Residential to HC Highway Commercial, that portion of Block 59 of the Day and Bloom Tract identified on Tax Map No. BR-42 as Parcel 8 in Block 4 fronting 60 ft. on the west side of Habersham Street 180 ft. north of the intersection of said street with 4th Street.

Mr. C. T. Whisenant was present in behalf of his application and stated that he was seeking this rezoning in order to extend his existing automobile repair shop.

Since the subject property fronts Habersham Street, questions were raised as to what effect the proposed closing of that street would have on the property. Mr. Whisenant replied that this factor would produce no ill effect since he would still have access to Habersham according to highway department plans.

A question was raised with regard to the junked automobiles existing in that area. Mr. Whisenant assured the Planning Commission that these vehicles would have to be removed before construction was begun on the proposed expansion.

The Acting Director stated that he had reviewed the layout plan submitted with the application and that it meets the requirements for Highway Commercial usage.

After careful study, a motion was made by Mr. Knight, seconded by Mr. Johnson and unanimously adopted to recommend approval of the subject request for the following reasons:

1. it is an addition to an existing commercial operation;
  2. approval constitutes removal of approximately 6 junked autos in conjunction with the County's abandoned vehicle abatement program; and
  3. the layout plan as submitted meets all requirements of a highway commercial zoning district.
-

B-9-69:

Request to rezone, from GR General Residential to OC Office Commercial, Town Commons Lot No. 72, between Albany and Amherst Streets, fronting 90 ft. on the east side of Albany Street and 180 ft. on the south side of R. Street.

Mr. Jack J. Lissner, Jr., Attorney, was present in behalf of an application filed by Dr. David J. Griffin for W. Wright Parker, et al. Mr. Lissner stated that Dr. Griffin desires to construct medical offices on the subject property near his home on Amherst Street. He then submitted a plot plan illustrating parking, setback requirements, etc. Mr. Lissner explained that the existing dwelling would be removed and that, furthermore, in his opinion, the proposed offices would be an improvement to the neighborhood.

The Acting Director, when asked his opinion, stated that, if the existing dwelling were removed and a new building constructed on the site, it would certainly be an aesthetic improvement to the community. However, this would constitute a "spot zoning" and therefore be contrary to the future land use plan recently adopted by the Planning Commission. He further stated that he had reviewed the proposed layout plan and, according to that plan, adequate parking was not provided.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend denial of the subject request for the following reasons:

1. approval would represent an encroachment of a "spot commercial zoning" into a residential area.
2. the plot submitted does not meet off-street parking requirements; and
3. it is not in conformance with the Major Thoroughfare and Future Land Use Plan approved by the Planning Commission within the last 30 days.

---

GC-39-69: (Reference: GC-31-68 and GC-35-68)

Request to rezone, from CP Conservation - Preservation to R-12 Residential, Tracts 1 and 3 and Lots 5 through 22, inclusive, in Section C of St. Clair Estates Subdivision, bounded generally on the west and north by Dunbar Creek and on the east and south by other portions of said subdivision.

Mr. W. A. Bowen, President of Lake Forest Estates, Inc., and his attorney, Mr. Jack Lissner, Jr., were present in behalf of the subject request. Mr. Lissner, in reviewing the series of events which had made this application necessary, explained that the property in question had been rezoned by the County Commission last year. However, this action was later declared to be invalid through a court decision.

Arguments for and against the proposed rezoning were essentially the same as those stated last year when 2 previous public hearing were held by the Planning Commission concerning this property.

The applicant's plea for a favorable recommendation was based on the fact that the property is not marsh, but high ground and should be developed as such.

The opponents of this proposal argued that they had paid premium prices for marsh front property, the value of which would be in jeopardy if this property were allowed to be developed residentially.

The Acting Director stated that the fate of this or any other zoning matter should be decided strictly on good land use planning. It was, therefore, his opinion that the property is high ground rather than marsh and, furthermore, that the property should be used as high ground.

After all participants were heard from and the matter thoroughly discussed, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend denial of this request for the following reasons:

1. development of the area in question would have an extremely undesirable effect on nearby property; and
2. although the area west of the St. Clair Estates Subdivision was reserved for future development, residential development was not specified and the property owners were seemingly led to believe that the land was to be used for recreational purposes.

---

GC-40-69:

Request to rezone, from CP Conservation - Preservation to HC Highway Commercial, a 23.81 acre tract fronting 1,280 ft. on the east side of U. S. Highway 17, bounded on the north and east by the centerline of Robert Clubb's Creek, and lying immediately north of the new Howard Johnson Motel and Restaurant and lands owned by the Humble Oil Company.

Mr. Robert J. Brunegraff, accompanied by his attorney, Mr. Bernard N. Nightingale, was present in behalf of the subject request.

Speaking for Mr. Brunegraff, Mr. Nightingale explained that his land had been owned by his client since 1932 and that he now desired to realize an income from the property through commercial usage. Mr. Nightingale further stated that the property is located adjacent to other commercial establishments and near the intersection of U. S. Highway 17 and the proposed Brunswick I-95 Connector.

Appearing to voice his opposition to the proposal was Mr. Hoyt Brown. Mr. Brown, referring to a map of Glynn County, stated that a great deal of marshland has already been desecrated and that even more will be ruined if our present land use trends continue. Mr. Brown congratulated the Planning Commission for some of its past decisions with respect to Conservation - Preservation lands and asked that the Commission very carefully weigh all factors involved before making a favorable recommendation on this application.

When asked his opinion, the Acting Director stated that the property was commercially-oriented and he felt it should be used as such. He then further stated that this was just another example of why this community needs a marshland development plan. Such a plan, prepared by outside planners with the advice of scientists in the appropriate fields, would outline marsh areas to be preserved for scenic beauty and those which are economically suitable for development. Until this is done, he added, we will go through this same thing with every piece of marsh grass that comes before this board for consideration.

After careful study, a motion was made by Mr. Compton and seconded by Mr. Johnson to recommend denial of the subject request as it represents a further encroachment upon marshlands contained in Conservation - Preservation Districts.

Voting Aye: Messrs. Compton, Johnson, Knight, McDonald and McGarvey

Voting Nay: Mr. Wiggins

The Chairman declared the motion carried.

---

GC-41-69:

Request to rezone, from R-20 Residential to HC Highway Commercial, Lots No. 21, 22, 23 and 24 of Village Subdivision on Blythe Island bounded on the west 460 ft. by State Highway 303, on the north 228.2 ft. by Banks Drive, and on the east and south by Lots No. 28 and 25, respectively, of said subdivision.

Mr. Paul L. Gamble was present in behalf of Mrs. Ruth Haupt Smith's application for the rezoning of the subject property to Highway Commercial. He indicated that if these lots are rezoned he proposes to purchase them for a service station site. Mr. Gamble added that the property was vacant except for one house but did not indicate whether or not it would be removed.

The Acting Director stated that a review of the layout plan submitted revealed that the proposal meets the requirements for Highway Commercial usage. He added that this proposal was in keeping with the Brunswick Urban Area Land Use Plan previously adopted by the Planning Commission.

After careful study, a motion was made by Mr. Wiggins, seconded by Mr. Johnson and unanimously adopted to recommend approval of the subject request for the following reasons:

1. the location of the property with respect to Highway 303, Banks Drive and the Blythe Island Drive area is in a highway commercially-oriented area;
2. the size of the property indicates that setback and parking requirements can be met; and
3. the proposal was in keeping with the Brunswick Urban Area Land Use Plan.

---

GC-43-69:

Request to rezone, from BI Basic Industrial and FA Forest - Agricultural to HC Highway Commercial, 2 parcels of land in the New Hope Plantation Tract identified as follows:

1. a parcel fronting 2,772 ft. on the east side of U. S. Highway 17 with a dept of 400 ft. and located 1,287 ft. north of Wally's Leg Creek Bridge; and
2. a parcel containing approximately 5 acres located east of U. S. Highway 17 approximately  $\frac{1}{2}$  mile north of Wally's Leg Creek Bridge with access via a private road.

Mr. and Mrs. Harry Liles were present in behalf of their application for the subject rezoning and were accompanied by their attorney, Mr. Robt. A. Sapp.

The Acting Director pointed out that there was an apparent error on Plate Map 21 as to the location of the Liles' property which was approved for industrial zoning under Application No. GC-23-63 prior to the adoption of the new County Zoning Ordinance.

It was the general concensus of opinion by the Planning Commission that this application should be deferred until Plate Map 21 is corrected.

A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to defer action on this request, with the concurrence of the applicants, until such time as a correction can be made as to the exact location of the subject property upon Plate 21.

The Chairman instructed the Acting Director to meet with the applicants and their attorney and surveyor in order that this matter might be resolved. The application could then be considered at the next regular meeting.

---

Request from State Highway Department for a Recommendation as to the Closing of Canal Road at I-95 in connection with the Construction of a full Diamond Interchange at the Brunswick Spur.

The Acting Director explained that the State Highway Department had asked for a recommendation on the closing of Canal Road if and when a diamond interchange is located at I-95 and the Brunswick Connector. This would mean that access to the northwest would be via the Connector rather than Canal Road. He further explained that the County had already sent a resolution to the highway department endorsing this proposal.

After careful study and discussion, a motion was made by Mr. Compton and seconded by Mr. McGarvey that the Planning Commission go on record as recommending the closing of Canal Road on both sides of I-95 if and when a diamond interchange, allowing access to the northwest, is constructed at the junction of I-95 and the Brunswick Connector.

Voting Aye: Messrs. Compton, Johnson, McGarvey and Wiggins

Voting Nay: Messrs. Knight and McDonald

The Chairman declared the motion carried.

---

Presentation of a Major Thoroughfare and Future Land Use Plan for the City of Brunswick to the City Commission.

The Acting Director informed the Commission that November 19th, 1969, had been established as the date to present the Major Thoroughfare and Future Land Use Plan to the City Commission.

He requested that all members be in attendance for this event and assured them that they would be remained via telephone at an appropriate time.

---

Meeting Adjourned at 11:00 A. M.