

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

JUNE 3rd, 1969

8:30 A. M.

PRESENT: Chairman Neal Gale, John Baldwin, James D. Compton,
Otto Johnson, Jr., Dorman McDonald and James L. Wiggins

ABSENT: M. A. Knight and Cormac McGarvey

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

Upon a motion made by Mr. Compton and seconded by Mr. Johnson the Minutes of the Regular Meeting held on May 3rd, 1969, were approved.

B-4-69: (Reference: B-2-69)

Proposed rezoning, from GR General Residential to LC Local Commercial, of Lots 4, 5, 9 and 10 of Block 41 of the Ayers Subdivision, Day and Bloom Tract, bounded 180 ft. on the west by Cochran Avenue, 480 ft. on the north by Fourth Street, 180 ft. on the east by Lee Street and on the south by the remainder of Block 41.

Responsive to two communications from the City of Brunswick, dated May 8th, 1969, and May 16, 1969, the Planning Commission reviewed the subject request initiated by the City Commission, on behalf of Messrs. H. J. Everett, J. C. Kaufman W. Wright Parker (Lots 4 and 5), Joseph Bacon and Arthur Carter (Lots 9 and 10).

Mr. Parker was present in behalf of the request and stated that there were few residences of substantial value in the neighborhood and explained that the subject property fronted on an existing railroad in the Cochran Avenue right of right. Mr. Parker further stated that in discussion with Mr. James B. Williams, former Planning Director, Mr. Williams had indicated that plans for the relocation of the railroad would increase the value of the property.

In the following discussion, Chairman Gale stated that the proposal amounted to "spot zoning" in a substantially residential area which would be enhanced upon the relocation of the railroad.

The Acting Director stated that he was opposed to this rezoning application and that it should be denied for the following reasons: 1) the area in question is now approximately 75% residential, 2) approval of this request would be in direct conflict with policy standards adopted by the Planning Commission on February 11th, 1969, and 3) Fourth Street will become a major cross-town connector between U. S. Highway 17 and the Newcastle Street Extension and that commercial zoning would only tend to create more traffic congestion.

After careful consideration, a motion was made by Mr. Compton and seconded by Mr. McDonald to deny the subject rezoning in accordance with policies previously adopted by the Planning Commission concerning future rezoning in the Fourth Street - Altama Avenue of Cypress Mill Road area.

Voting Aye: Messrs. Baldwin, Compton and McDonald

Voting Nay: Messrs. Johnson and Wiggins

The Chairman declared the motion carried.

(Mr. Joseph Bacon's previous application (B-2-69) was not to be included in this recommendation.)

B-5-69:

Request to rezone, from GI General Industrial to CP Conservation - Preservation and LI Limited Industrial, all of that property zoned GI General Industrial lying inside the Corporate Limits of Brunswick, Georgia, more specifically described as being bound on the north and west by said Corporate Limits, on the east by Habersham Street and properties of the Glynn County Board of Education and on the south by Highland Manor Subdivision and Ninth Street; the entire above described property to be rezoned to LI Limited Industrial with the exception of a strip of land 75 ft. in depth paralleling the west side of Habersham Street extending northward from the Highland Manor Subdivision to said Corporate Limits line and also a strip of land 30 ft. in depth bordering the north and west property lines of the Highland Manor Subdivision being rezoned to CP Conservation - Preservation.

Responsive to a communication from the City of Brunswick, dated May 1st, 1969, the Planning Commission reviewed the subject request initiated by the City Commission on behalf of Seaboard Coast Line Railroad Co., et al:

The above described properties were rezoned from R-9 Residential to GI General Industrial in 1965. At such time of rezoning, many objections were raised by the residents in the area to the rezoning to a General Industrial classification. In response, the applicant stated that such time the City's Zoning Ordinance was amended to include an LI Limited Industrial classification he would then ask for a portion of his property to be so zoned.

The City Commission, after negotiating with Seaboard Coast Line Railroad Company, the property owners of Magnolia Park and Highland Manor Subdivisions, petitioned the Planning Commission for a recommendation on the above described plan.

Mr. John Minter, co-owner of a 20 acre portion of the property involved, appeared and stated that he and his partner preferred that their portion of the property in question remain rezoned as General Industrial. Mr. Minter further stated that he was not informed of or asked to participate in any questions with the City Commission concerning the proposed rezoning of this property.

Mr. Carlton Morrision, representing the residential property owners, expressed concern regarding the more severe and detrimental industrial uses to which the property could be subjected under its present zoning classification.

After careful consideration, a motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend that the entire above described property be rezoned to LI Limited Industrial with the exception of 1) a strip of land 75 ft. in depth paralleling the west side of Habersham Street northward from Highland Manor Subdivision to the Corporate Limits of Brunswick Georgia, and 2) a strip of land 30 ft. in depth paralleling the northerly and westerly boundaries of Highland Manor Subdivision, the westerly boundaries of lands now or formerly owned by the Glynn County Board of Education, and the southerly boundary line of lands now or formerly owned by John Minter and Grady Everett abutting Ninth Street.

Proposed Amendment to the Conservation - Preservation Zoning Districts:

The Acting Director furnished the individual members with copies of a proposed amendment to the CP Conservation - Preservation Zoning Districts which would permit dredging and land fill operations subject to obtaining permits from the respective governing bodies.

He requested that the members study this proposed amendment for review at a later meeting.

GC-13-69:

Request to rezone, from R-9 Residential to LC Local Commercial, Lots 7, 8, 9, 10 and 12 of the Bourne Subdivision being generally bounded on the west by the Old Jesup Highway, on the north by Cypress Mill Road and on the south by Habersham Street (also known as Morgan Street).

Responsive to a communication received from the County Commission, dated April 29th, 1969, the Planning Commission reviewed the proposed rezoning initiated by the County Commission on behalf of Miss Sibyl Bourne.

The County's letter stated that Miss Bourne had conditioned her conveyance of right of way required for the widening and improvement of the Old Cypress Mill Road upon the initiation by the County of proceedings to rezone a portion of her property to a commercial classification.

Miss Bourne stated that at this time she had no definite plans for the commercial use of her property, but she felt the area in question would have more value as commercially zoned property.

Mr. R. L. Sanders appeared to question the effect additional commercial rezoning in the area would have upon his neighborhood grocery store. He stated that he would have no objections to commercial use of the property in question other than its use as another grocery store.

Mr. Sam Copeland, owner of Lot 11, appeared to express his objections as such a rezoning would result in commercially zoned land on both sides of his residence.

Thereupon, Miss Bourne withdrew her request that Lot 12 be considered for rezoning.

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

- 1) The proposed commercial use does not comply with the character of the neighborhood;
- 2) The property involved is within a subdivision that has been sold as residential property; and
- 3) The adjacent property owner objected because commercial zoning would create a detriment to his property value.

GC-14-69:

Request to rezone, from FA Forest - Agricultural to MH Mobile Home Park, a tract containing 9.03 acres fronting 326.7 ft. on the southeast side of Canal Road and extending approximately 1,000 ft. southeast to the northwest right of way line of the Altamaha Canal and lying 1,987 ft. north of the Seaboard Coast Line Railroad Glynco Spur.

Mr. Harvey J. Warkins, Sr., appeared in behalf of his request for the rezoning of the subject property which would permit the establishment of a mobile home park to be known as the Canal Road Mobile Home Park and explained his plans in detail to the Planning Commission.

He also presented a letter from the State Water Quality Control Board stating that his plans and the site proposed for a waste stabilization pond were acceptable. In addition, he submitted a letter from the County Engineer stating that the area in question has adequate drainage.

The Acting Director stated that he had consulted with Mr. Watkins many times concerning the design and compatibility of the proposed park and that it surpassed the requirements of the Glynn County Zoning Ordinance.

After careful study, a motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to recommend the requested rezoning for the following reasons:

- 1) There are a number of mobile homes on adjoining property;
 - 2) Properly located mobile homes are in demand for the growth of our residential classifications; and
 - 3) The fact that the site is near to the Glynco Naval Air Station would make it an ideal location for such a facility.
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GC-15-69:

Request to rezone, from CP Conservation - Preservation to HC Highway Commercial, a tract containing 1.02 acres located 134 ft. east of the centerline of the existing U. S. Highway 17 with a frontage of 200 ft. on the east side of the new required right of way line for said highway; said tract being located approximately 120 ft. north of Nottingham Drive and bounded on the north by Pine Island Creek and on the east and south by properties of J. W. Alford.

Mr. W. W. Belcher, Jr., was present in behalf of the application. He stated that his company, known as Smaco Equipment, Inc., sought the rezoning so that they might construct a business office and a shop for the operation and rental of construction equipment.

Although no one appeared at the hearing to express opposition, there were several parties who objected to the proposed rezoning via telephone.

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

- 1) Conservation - Preservation zoned land was filled without any knowledge by the proper authorities;
 - 2) A highly congested traffic area would be created at this point on U. S. Highway 17; and
 - 3) In the Planning Commission's opinion, the proposed commercial use would be one of the least desirable to which the land could be subjected.
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GC-16-69:

Request to rezone, from FA Forest - Agricultural to LI Limited Industrial, a tract fronting 100 ft. on the north side of U. S. Highway 84 (Waycross Highway) located approximately 1,300 ft. east of Ridge Road (now known as Myers Hill Road); said tract having an average depth of 925 ft. and being bounded on the west and east by lands of J. M. McMillian and on the north by lands of Brunswick Pulp & Paper Company, and being further identified as Lot 5 of Alpine Acres Subdivision (a portion of the Old Pyles Estate property).

Mr. James M. Gamble, accompanied by his attorney, Mr. J. J. Lissner, Jr., was present on behalf of his application. He stated that by trade he was a cabinet-maker and was interested in manufacturing concrete and ceramic products. Mr. Gamble pointed out that the property being requested for rezoning was in an undeveloped area and that all of his operations would be contained within an existing building on the property. He further stated that his operations would be surrounded by a concrete fence.

The Acting Director stated that although he was opposed to industrial zoning along U. S. Highway 84, he felt that Mr. Gamble should be allowed to operate a cabinet shop in that area.

After careful consideration, a motion was made by Mr. Wiggins, seconded by Mr. Johnson and unanimously adopted to recommend the rezoning of the subject property to LI Limited Industrial for the following reasons:

- 1) The site is located in an undeveloped rural area; and
- 2) The proposed use would not adversely affect surrounding property owners.

Review of Mobile Home Park Plan Submitted by Mr. John W. Yates and Mrs. Mary Yates Stevens: (Reference: GC-9-69)

The Planning Commission next reviewed a mobile home park plan submitted by Mr. John W. Yates and Mrs. Mary Yates Stevens. The property involved, lying immediately south of the City Limit Line on the east side of U. S. Highway 17 was recently rezoned by Glynn County under GC-9-69 to permit such a facility.

The Acting Director explained that the area in question had been rezoned by the County Commission contingent upon the submission of a plan by the applicants for consideration and approval by the Planning Commission.

Submitted with the plan was written approval of the County Engineer as to the drainage of the subject property.

It was pointed out that the mobile home park will be serviced by the City of Brunswick's water and sewer facilities. However, their required approval had not yet been received.

A motion was made by Mr. Johnson, seconded by Mr. Baldwin and unanimously adopted to recommend approval of the plan as submitted, provided that it meets all zoning requirements, those of the Board of Health, the Water Quality Control Board and the County Engineer, and, further that no permit be issued for the proposed park until these requirements are met, and, in addition, that physical evidence of a planting screen of proper height as required be furnished.

Status of a Workable Program for Glynn County:

It was determined that a study of the status of a Workable Program for Glynn County be deferred for a special meeting.

The Acting Director and Acting County Administrator were requested to establish the date and time for such a meeting.

Also to be discussed at this meeting were a Capital Improvements Program, the proposed Subdivision Regulations and a proposed amendment to the CP Conservation - Preservation Zoning Districts.

Military Leave for the Acting Director:

The Acting Director stated that he would be required to be on Military Leave from July 5th, 1969, through July 19th, 1969, with the Georgia Air National Guard.

A motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted that Mr. Thompson be granted authorization for Military Leave and, furthermore, that he be reimbursed for the difference between his military pay and his regular salary from the Joint Planning Commission for that 2 week period.

Proposed Joint Meeting of the Planning Commission with the County Commission and Members of the Staff of the Coastal Area Planning and Development Commission:

It was determined that a date and time be established for a proposed meeting of the Joint Planning Commission with the County Commission and members of the staff of the Coastal Area Planning and Development Commission.

The Acting Director was requested to coordinate with the appropriate officials for the establishment of such a meeting.

Meeting Adjourned at 11:30 A. M.