

REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 1, 1969

8:30 A. M.

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

ABSENT: James Wiggins

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

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A motion was made by Mr. Compton, seconded by Mr. Baldwin and unanimously adopted to approve as written the minutes of the Regular Meetings held on February 4th and March 4th, 1969, and also a called meeting held on February 11, 1969.

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B-2-69:

A request to rezone from General Residential to Local Commercial a lot 47 feet wide and 108 feet deep fronting the south side of Fourth Street 49 feet west of Lee Street.

Mr. Joseph Bacon, the applicant was present on behalf of his request to rezone a portion of his property to a Local Commercial classification. Mr. Bacon stated that he intended to construct a building on this property which would house a pool room, a washermat, and a barbershop. The applicant further stated that the lot in question was located between two existing commercial establishments. One of which is owned and operated by Mr. Bacon.

The Planning Director pointed out that these two above mentioned commercial establishments were non-conforming uses in a General Residential zoning district and that although he was not opposed to this particular rezoning, careful consideration should be given to two very important factors. (1) If approved, this rezoning could very possibly "open the door" to further commercial development along Fourth Street; and (2) a recommendation for approval would be in direct conflict with the policy statement recently adopted by the Planning Commission concerning commercial development in this area.

A motion was made by Mr. Compton and seconded by Mr. McDonald to recommend that this application be denied because of its conflict with the Planning Commission policy statement concerning commercial zoning along Fourth Street.

Voting Aye: Messrs. Compton, McDonald, Baldwin and Knight

Voting Nay: Messrs. Johnson and McGarvey

The Chairman declared the motion carried.

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B-3-69:

A request to rezone from General Residential and Conservation Preservation to Mobile Home Park, two tracts, one of which fronts on the north side of Riverside Drive and extends northward to the City Limits and the other fronts on the south side of Riverside Drive and extends eastward from Norman Street.

Mr. William Yates and his attorney, Mr. William Killian, were present on behalf of the application. Also present on behalf of the request was Mrs. Mary Stevens, a sister of Mr. Yates and co-owner of the property.

The applicant stated that he sought this rezoning so that he may expand his existing mobile home park. Mr. Killian on behalf of Mr. Yates, presented photographs of the area and also a plot plan indicating how Mr. Yates proposed to develop his mobile home park. Mr. Killian further stated that this area had been used for transient residential purposes since 1925.

A large group of residential property owners in the area was present to express its opposition. Acting as principal spokesman for the property owners of Riverside Subdivision, Mr. John Gayner introduced each resident of that subdivision who was present and asked that each state his views. Most of the property owners present felt that the value of their land would be adversely affected by the proposed rezoning. Some expressed concern for the safety of the children of the mobile home park. This was due to the fact that the entrance to Riverside passes through a portion of the area in question. Mr. Gayner further stated that at the present time there is a law suit stemming from a property dispute between the applicant and the Riverside Development Company.

After all participants were heard and the matter discussed at length, a motion was made by Mr. Compton, seconded by Mr. McDonald and unanimously adopted to recommend that the application be denied for the following reasons:

- (1) Approval of this application would permit an encroachment on the Conservation-Preservation zoned district;
- (2) There was great resentment expressed from surrounding property owners; and
- (3) If this application were granted, the entrance to Riverside would become extremely hazardous.

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GC-9-69:

A request to rezone from Conservation-Preservation to Mobile Home Park, a tract approximately 360 feet wide and approximately 790 feet deep located 150 feet east of U. S. 17 immediately north of the City Limits.

This application submitted by Mr. John Yates is contiguous to the previous application (B-3-69). Therefore, the reasons for the request by Mr. Yates and the objections by those present were essentially the same. However, this application differed from B-3-69 in two ways: (1) its location in respect to the entrance to the Riverside Subdivision and (2) the character of the land. (700 feet of the marsh has already been filled).

Because of these two factors the Planning Commission gave this application further consideration.

After lengthy discussion involving both sides and the Planning Commission, a motion was made by Mr. Compton and seconded by Mr. McGarvey to recommend that the application be denied for the following reasons:

- (1) Approval of this application would permit an encroachment on the Conservation-Preservation zoning district; and
- (2) There was great resentment expressed by the surrounding property owners.

Voting Aye: Messrs. Compton, McGarvey and McDonald

Voting Nay: Messrs. Johnson, Baldwin and Knight

The Chairman abstained his tie-breaking vote due to the fact that his residence is in Riverside Estates, therefore, the motion failed to gain a majority.

A substitute motion was then made by Mr. Baldwin and seconded by Mr. McGarvey to recommend for approval only that portion of the tract which had already been filled, subject to the submission of a plan by Mr. Yates.

Voting Ayes: Messrs. Johnson, Baldwin and McGarvey

Voting Nay: Messrs. Compton, McDonald and Knight.

Again the Chairman abstained his tie-breaking vote for reasons previously stated and again the motion failed to gain a majority.

At this point the Chairman relinquished the Chair and removed himself from all further proceedings pertaining to this application. The Vice-Chairman assumed the Chair and called for a motion.

A motion was then made by Mr. Compton and seconded by Mr. McDonald to recommend that the application be denied for the following reasons:

- (1) Approval of this application would permit an encroachment on the Conservation-Preservation zoning district and
- (2) There was great resentment expressed by the residents of Riverside Subdivision, and other surrounding property owners.

Voting Aye: Messrs. Compton, McGarvey and McDonald

Voting Nay: Messrs. Baldwin and Knight

The Chairman declared the motion carried.

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Housing Code Review:

Due to the lateness of the hour and the importance of the subject matter, the Commission members decided to postpone review of the proposed housing code until a special meeting. It was tentatively agreed that a special meeting could be held on Tuesday April 15, 1969 for that purpose.

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Personnel Matters:

The Planning Director explained to the Commission that Mrs. Curtis, the Administrator Assistant, was ill and had been unable to work effectively for some time. It was brought out that expenses of the illness were large and all vacation and sick leave time had been used.

A motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to instruct the Director to hire temporary replacement for Mrs. Curtis and notify Mrs. Curtis that she will be paid for a leave of absence of up to 60 days; and, in addition, to seek supplementary funds, as necessary from the City and County Commissions.

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Meeting adjourned at 11:30 A. M.