

CALLLED MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 11th, 1969

8:30 A. M.

---

PRESENT: Vice-Chairman Otto Johnson, Jr., James D. Compton, Cormac McGarvey, R. F. D. Paulk and James L. Wiggins

ABSENT: Chairman Neal Gale, M. A. Knight and Brantley O'Quinn

ALSO PRESENT: Planning Director James B. Williams and County Administrator Howard J. Sears

---

In the absence of Chairman Gale, Vice-Chairman Johnson assumed the Chair.

---

Altama Avenue and Cypress Mill Road Area Study

The meeting was called in order to discuss a report prepared by the Planning Director on policies that should be considered for adoption regarding planning and zoning activities in the Altama Avenue - Cypress Mill Road Area.

A number of intrested property owners, citizens and public officials were present at the invitation of the Planning Commission to express their reaction to the proposed policies.

The Planning Director presented his report with the aid of several maps. After the presentation, questions were asked by the Planning Commission and a general discussion of the proposals between all concerned was held.

After careful study, a motion was made by Mr. Compton and seconded by Mr. McGarvey that future commercial activities along Altama Avenue in the study area be restricted to those permitted in General Commercial Districts.

Voting Aye: Messrs. Compton, McGarvey and Paulk

Voting Nay: Mr. Wiggins

The Vice-Chairman declared the motion carried.

Subsequently another motion was made by Mr. McGarvey, seconded by Mr. Wiggins and unanimously adopted to resist additional encroachment on residential land north of Magnolia Park; and, further, to strive for the provision of planted buffer areas at least 20 ft. wide between all residential and industrial properties, especially along the south of New Community Road.

The Planning Director was instructed to prepare a detailed written report summarizing the policies discussed and distribute it to the members before the next meeting.

---

B-1-69:

Request to rezone, from R-9 Residential to GC General 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. Wm. Q. Walker, Jr., was present along with his attorney Mr. Robt. D. Miles, on behalf of the request.

At its meeting of February 4th, 1969, the Planning Commission deferred the request with the applicant's concurrence pending the results of the special

Altama - Cypress Mill Road study.

Earlier in the meeting the study was discussed and a motion passed to limit further HC Highway Commercial zoning along Altama Avenue. In line with this newly adopted policy, the applicant had agreed to amend his request from Highway Commercial to General Commercial.

After it was discussed that this amended rezoning request would be in accordance with the Comprehensive Plan for the area, a motion was made by Mr. Wiggins, seconded by Mr. McGarvey and unanimously adopted to recommend that the rezoning be approved.

---

GC-2-69:

Request to rezone, from R-12 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 Company Building site.

Mr. Elliot Robinson, applicant, was present on behalf of his request.

This matter also was deferred at the meeting of February 4th, 1969, with the applicant's concurrence pending the results of the special Altama- Cypress Mill Road area study.

Earlier in the meeting it was decided that additional commercial and industrial encroachment in the area would be resisted as a matter of general policy. Therefore, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to recommend that the request be denied for the following reasons:

1. The Commission did not feel it was necessary at this time to rezone any additional land for industrial use because of the existing large amount of industrially zoned land which is vacant;
2. The application did not adequately demonstrate why the proposed use could not be satisfactorily located in another area already properly zoned;
3. The proposed rezoning would be an unwarranted encroachment into an area reserved for residential purposes and would inevitably lead to additional future encroachment; and
4. The proposal would not be in accordance with the Comprehensive Plan.

---

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.

At the request of the Planning Director, the subject rezoning petition of Mrs. Minnie Lee Clements was brought up for discussion. This petition was deferred at the Meeting of March 4th, 1969, so that the applicant and the Planning Director could investigate the feasibility of preparing a planned development.

The Director reported that Mrs. Clements was not interested in pursuing a planned development, but still wanted zoning that would permit general residential use.

After discussion, a motion was made by Mr. Wiggins, seconded by Mr. Paulk and unanimously adopted to recommend that the rezoning be approved as requested.

---

Meeting Adjourned at 11:30 A. M.