

REGULAR MEETING
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
DECEMBER 4th, 1973
8:30 A. M.

PRESENT: Chairman Neal Gale, John Baldwin, James E. Hancock,
Dorman McDonald and Cormac McGarvey

ABSENT: Harry I. Driggers, Wayne E. Floyd and Father Marlon
S. Poitier

ALSO PRESENT: Executive Director Edward H. Stelle and Deputy County
Administrator William H. Dewey

Upon a motion made by Mr. Hancock and seconded by Mr. McDonald,
the Minutes of the Regular Meeting held on November 6th, 1973, were
approved.

B-7-73:

Request to rezone, from R-9 One-Family Residential to LM Limited
Medical, portions of Lots 12 and 13 in Block R of Goodyear Park
Subdivision in the City of Brunswick, fronting 93.3 ft. on the
south side of Parkwood Drive between Kemble Drive and East Park
Avenue.

Mr. Jessie Jacob Sedgwick, accompanied by Attorney James B.
Gilbert, Jr., was present for review of the subject request.

Mr. Gilbert explained that Mr. Sedgwick was seeking a rezoning
which would allow the utilization of the house located on the property
involved as a medical building. He stated that, although he does not
have a prospective purchaser at present, Mr. Sedgwick does not plan
to use the building himself.

Rev. Carlton Carruth was present to express opposition to this
application. Rev. Carruth stated that rezoning of this property
would greatly reduce the value of the homes in the area and would
create a traffic hazard for children of the residents.

The Director recommended denial of the request as it would
constitute a "spot zoning" and would create a substantial increase
in the amount of traffic already being generated by out-patient
facilities located near the hospital.

After careful study, a motion was made by Mr. McGarvey and
seconded by Mr. Baldwin to recommend denial of the subject request
for a rezoning to LM Limited Medical as it definitely represents a
"spot zoning" and would be an illogical extension of office use into
a residential area.

Voting Aye: Messrs. Baldwin, McDonald and McGzrvey

Voting Nay: Mr. Hancock

The Chairman declared the motion adopted.

B-8-73:

Request to rezone, from GR General Residential to HC Highway Commercial, all of New Town Lots 525, 526, 527, 528, 530 and 531 in the City of Brunswick, fronting 210 ft. on the east side of Newcastle Street between "N" Street and "O" Street

Mr. Ralph L. Moore and Attorney James B. Gilbert, Jr., were present in behalf of the subject request submitted by Mr. Moore and Standard Oil Company.

Mr. Gilbert explained that a non-conforming use is located on the property. He stated that, although the use had been in existence since the 1920's, a rezoning to HC Highway Commercial was being sought in order to allow for continued commercial use and expansion for parking and storage. He further stated that he was aware that the non-conforming use could remain if the rezoning was denied.

It was brought out that plans for the Newcastle Street Project show only certain Highway Commercial nodules intermingled with General Residential zoning. Also pointed out was that with completion of this project, Newcastle Street will become the major access point into downtown Brunswick.

The Director recommended denial of the subject request as it would be setting an unfavorable precedent for further development of this type along Newcastle Street.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. Hancock and unanimously adopted to recommend denial of this application for the following reasons:

1. the request is not in accord with the existing Land Use Plan and extensive study and public hearings with regard to land use on Newcastle Street during the planning of the project;
 2. such rezoning would be setting a precedent for further commercial encroachments along Newcastle Street against the intent of the established plans for the area;
 3. the four-laning of this street is to provide major access into downtown Brunswick; and
 4. frontages on the east side of Newcastle Street should be preserved basically as residential in character to afford an attractive approach into the city as well as to encourage the greatest uninterrupted and safe flow of traffic along the street.
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GC-47-73:

Request to rezone, from R-12 One-Family Residential to LI Limited Industrial, Lots 9 through 12, 23 through 26, 37 through 42, and 52 through 63, inclusive, in Chappell Park Subdivision, fronting 240 ft. on the west side of the Old Jesup Highway, with an average depth of approx. 970 ft., and lying approx. 670 ft. north of the intersection of Goodbread Road with the Old Jesup Highway; said property also being bounded on the south by Boyd Drive

Mr. John J. Stanton, as prospective purchaser of the property owned by Mr. W. J. McVeigh, Jr., and Attorney Thomas J. Lee were present for review of the subject application.

Mr. Lee explained that Mr. Stanton proposes to construct an automobile salvage operation on the property involved. He stated that Mr. Stanton plans to disassemble the cars inside an 80 ft. by 200 ft. building, with parts kept outside in a buffered storage area. Also, surplus auto parts would be regularly removed from the premises.

Mr. Stanton pointed out the proximity of 690 ft. of railroad which would be of great value to the business. He stated that all surplus suto parts would be removed on a weekly or bi-weekly basis. Mr. Stanton further stated that approximately 30 employees would be required for this salvage operation.

A number of people were present to express opposition to the subject request. Their basic objections were the noise and confusion involved in a use of this type, disassembly may not take place fast enough not to create a junkyard, and that 37 automobiles have already been moved onto the property.

The Director, in recommending denial of this application, stated that the requested rezoning would seem to have a detrimental influence on surrounding property and would constitute a "spot zoning".

After careful study, a motion was made by Mr. McDonald, seconded by Mr. McGarvey and unanimously adopted to recommend denial of this request as it would:

1. represent a definite "spot zoning";
2. not be a compatible use in the area; and
3. have a detrimental affect upon surrounding property.

GC-48-73:

Request to rezone, from R-6 One-Family Residential to GC General Commercial, an irregularly shaped tract described as Old Lake in Glynn Haven Subdivision on St. Simons Island, fronting 440 ft. on the south side of Palm Street; the northeast corner of said property lying 300 ft. west of the intersection of that street with Frederica Road; said property being further bounded on the east and west by Sylvan Drive

Mr. J. N. McDonough was present in behalf of the subject request, submitted by Dan C. Middleton and Sally M. Carrano. Mr. McDonough stated that he held an option to purchase the property involved. He explained that his plans are for a commercial business area which would allow local businesses to set up long-term operations. He pointed out that opening Palm Drive, off Frederica Road, would provide access into the proposed commercial area.

It was brought out that residential property in the vicinity would need to be protected from the commercial aspects of the proposal. The members were in accord that deed restrictions providing a buffer area on the north and west boundaries of the property involved would be sufficient.

No one was present in opposition to this request.

The Director stated that there is a need for additional commercial areas on St. Simons Island and, therefore, recommended approval.

After careful study, a motion was made by Mr. Baldwin and seconded by Mr. McDonald to recommend approval of the subject application as there is a definite need for commercially zoned property on St. Simons Island; however, the applicants' agent is requested to provide deed restrictions which would require maintenance of adequate screening on the north and west boundaries of the property involved in order that residential property in this vicinity might be protected by a buffer area.

Voting Aye: Messrs. Baldwin, Hancock and McDonald

Voting Nay: Mr. McGarvey

The Chairman declared the motion adopted.

GC-2-73 M:

Discussion of Townhouse Requirements and Definitions.

A discussion was held on the necessity of clarifying the definition of townhouse as it pertains to the Glynn County Zoning Ordinance. Chairman Gale reported on the results of the committee meeting and described the existing definition as it is found by reference to three subsections in the Ordinance; these being Subsections 302.17, 302.29 and 302.33, all by reference setting forth the definition of a townhouse or row house.

After further discussion, it was decided to incorporate the wording of the three subsections into Subsection 302.17, Townhouse or Row House.

After careful consideration, a motion was made by Mr. Baldwin, seconded by Mr. Hancock, and unanimously adopted to approve the revised definition of Subsection 3021.7 as follows:

SUGGESTED REVISION OF SUBSECTION 302.17
OF THE GLYNN COUNTY ZONING ORDINANCE
PERTAINING TO DWELLING, TOWNHOUSE OR ROW HOUSE

302.17 Dwelling, Townhouse or Row House. One of a series of three or more attached one-family dwelling units on separate lots designated as single units of property having frontage on a designated accepted street which:
1) may or may not have a common roof; 2) shall not have a common exterior wall; 3) are separated from each other by fire resistant party wall partitions extending at least from the lowest floor level to the roof.;

and to authorize advertisement of a Public Hearing for action at the January 8th, 1974, meeting.

Scheduling of 1974 Meeting Dates.

Individual copies of the regular meeting dates for 1974 were furnished the members. It was pointed out that with two exceptions these meetings would be held on the established first Tuesday of each month. These two exceptions were a result in conflict with holidays in January and September.

A motion was made by Mr. McGarvey, seconded by Mr. Hancock and unanimously adopted to approve the following schedule of the Planning Commission's regular meetings to be held during 1974:

January 8th, 1974
February 5th, 1974
March 5th, 1974
April 2nd, 1974
May 7th, 1974
June 4th, 1974
July 2nd, 1974
August 6th, 1974
September 10th, 1974
October 1st, 1974
November 5th, 1974
December 3rd, 1974

Director's Reports Deferrals.

Due to the lateness of the hour, the members were in accord that the following be deferred to a later meeting:

National Flood Insurance Report;
Urban Transportation Plan Report; and
Glynco Re-Use Study.

MEETING ADJOURNED AT 10:30 A. M.