

REGULAR MEETING
DECEMBER 14th, 1965
8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis,
Neal Gale, W. Wright Parker and R. F. D. Paulk
ABSENT: Cormac McGarvey and O. V. Shaw
ALSO PRESENT: County Administrator Howard J. Sears

As the first order of business the minutes of meetings held on November 2nd, 1965, and November 15th, 1965 were approved.

B-22-65.

Mr. J. W. Jacobs was present in support of his request to rezone, from GR General Residential to GC General Commercial, New Town Lots 568, 569, 570 and 572. The property involved fronts on the east side of Newcastle Street between P and Q Streets, each lot having a width of 30 ft. and a depth of 90 ft. Mr. Jacobs stated that he was requesting a rezoning of his property in order that he might continue using it for a non-conforming use existing on property presently zoned residential. He further stated that prior to the adoption of the City's new Zoning Ordinance the usage to which he put the property was permitted as the area was previously zoned industrial.

It was brought out that the property in question lies in the same general area as that previously considered for similar rezoning requests under B-17-65, B-18-65 and B-19-65, that is, properties on the east side of Newcastle Street between L Street and Q Street. At its meeting of November 2nd, 1965, the Planning Commission deferred action on these requests for a further study for the over-all use of the subject area.

A motion was made by Mr. Davis, seconded by Mr. Paulk, and unanimously adopted to defer action on Application B-22-65 at this time pending a further study for the over-all use of the entire area fronting on the east side of Newcastle Street from L Street north to Q Street.

B-20-65.

Mr. Hugh Tollison, of Glynn Ice and Coal Company, and Mr. Richard Scarlet, attorney, were present for consideration of that company's request for the rezoning, from GR General Residential to LI Limited Industrial, of Glynn Ice and Coal Company property fronting 245 ft. on the north side of George Street and 450 ft. on the east side of Cochran Avenue. The applicants desired to continue use of the property for its operations existing prior to the adoption of the new City Zoning Ordinance. Under the old ordinance the property in question was zoned Light Industrial. Mr. Tollison stated that the request was for the returning of the property to the status it was in prior to the new zoning ordinance's adoption.

It was brought out that, at the City's request, the rezoning of this property had been previously considered. The Planning Commission on October 12th, 1965, had reaffirmed its recommendation of August 10th, 1965, that this property be rezoned as HC Highway Commercial. However, the City Commission had taken unfavorable action on this recommendation.

It was brought out that the application included Windsor Park Lot 1, which is subject to residential deed restrictions. Mr. Tollison stated that he would

withdraw Windsor Park Lot 1 from the request and would furnish a revised description of the property in which this lot would be excluded.

It was also brought out that at the present time, although the City is to consider such an inclusion in its ordinance, the City Zoning Ordinance does not provide for an LI Limited Industrial District.

A motion was made by Mr. Parker, seconded by Mr. Compton, and unanimously adopted to recommend to the City Commission that the subject property, exclusive of Windsor Park Lot 1 which was withdrawn from the request by the applicant, be rezoned to an LI Limited Industrial classification at such time as the City Commission adopted such a classification for inclusion in its new Zoning Ordinance; and, further, that in the interim period prior to the adoption by the City Commission of such an LI Limited Industrial classification, that the Joint Planning Commission reaffirms its recommendation of October 12th, 1965, (Reference: B-13-65) for an HC Highway Commercial classification on the subject property, exclusive of Windsor Park Lot 1.

GC-34-65.

Mr. Chas. M. Ellzey, applicant, was present in support of his request for the rezoning of Arco Subdivision Lots 53, 54, 56 and 55, from Class D Agricultural (R-6 Residential under new County Zoning Ordinance) to a commercial classification under the new County Zoning Ordinance. The property, fronting 200 ft. (is divided by a 15 ft. open alley) on 7th Street with a depth of 110 ft., lies between Marion (Emmanuel) and Franklin Streets.

Mr. Ellzey stated that the requested rezoning would make a permissive use out of the use to which the property has been put for twenty or more years, that is, for office, storage and warehouse purposes.

It was brought out that a contractor's office, the **closest** use to which the property has been used, is a conditional use in an LC Local Commercial District provided there is no storage of vehicles, equipment or materials on the premises.

A motion was made by Mr. Davis, seconded by Mr. Paulk, and unanimously adopted to recommend the rezoning of Arco Subdivision Lots 53, 54, 55 and 56 to an LC Local Commercial classification.

GC-35-65.

Mr. Chas. M. Ellzey was also present in behalf of his request for the rezoning of a tract fronting approximately 750 ft. on the east side of U. S. 17 (with an approximate depth of 800 ft.) and located approximately 300 ft. north of the City Limit Line of Brunswick. Mr. Ellzey stated that his request for a rezoning, from Class D Agricultural (CP Conservation - Preservation under the new County Zoning Ordinance) to HC Highway Commercial under the new County Zoning Ordinance, would permit the utilization of the property, recently filled and now vacant, for commercial purposes. He pointed out that the entire frontage of properties on the west side of U. S. 17 in this area was classified for and used for commercial purposes. Mr. Ellzey requested that his application be amended to include a depth for the tract of 1,340 ft. rather than the 800 ft. originally petitioned.

Concern was expressed by the Planning Commission members in regard to a rezoning of the property to a depth of 1,340 ft. at this time.

It was noted that additional right of way for the widening of U. S. 17 had not been given along the frontage of this tract.

A motion was made by Mr. Parker and seconded by Mr. Davis to recommend the rezoning to HC Highway Commercial of that tract fronting 730.07 ft. on the east side of U. S. 17 (approximately 300 ft. north of the City Limit Line of Brunswick) to a depth of 800 ft. more or less to the present high water mark of the creek on the eastern boundary of the property.

Voting Aye: Messrs. Compton, Parker, Davis and Paulk.

Abstaining from Voting: Mr. Gale.

The Chairman declared the motion carried.

GC-36-65.

Next considered was a request, submitted by Mr. Andrew A. Cessna, owner, for the rezoning of a tract containing 2.8 acres and fronting 350 ft. on the east side of U. S. 17 (with an approximate depth of 200 ft.) located approximately 1,000 ft. south of Cypress Mill Road (Marsh Drive). Mr. Fred L. Clark, prospective lessee of the property, was present in support of the request and stated that a rezoning from Class D Agricultural (R-9 Residential under the new County Zoning Ordinance) to HC Highway Commercial under the new County Zoning Ordinance, if granted, would permit him to establish a repair garage and use car sales facility with temporary storage provisions. Mr. Clark said that storage would be limited to the temporary storage of automobiles involved in wrecks until such time as adjustment could be made in relation to insurance coverage for repair and the like. He said that such storage would be in a screened-off area. He further stated that the existing residence on the property would be removed. He pointed out that the property immediately north of the tract and to the west across U. S. 17 was zoned HC Highway Commercial. His plans called for a 2,000 square foot concrete block or pre-painted steel building.

A motion was made by Mr. Paulk, seconded by Mr. Parker, and unanimously adopted to recommend the rezoning of the subject property to HC Highway Commercial as requested.

GC-38-65.

Next presented to the Planning Commission was a request to rezone, from Class D Agricultural (FA Forest - Agricultural under the new County Zoning Ordinance) to an industrial classification under the new County Zoning Ordinance, an irregularly shaped tract fronting 249 ft. on the east side of the New Jesup Highway, located approximately 1½ mile north of the Old Jesup Highway intersection at Fraziers Crossing. This request was submitted by Mr. J. E. Gordy in order that he might utilize the property, if the rezoning is granted, for a welding and repair shop. X

It was noted that no one was present in support of the request and that information regarding the request was insufficient.

A motion was made by Mr. Compton, seconded by Mr. Gale, and unanimously adopted to defer action on the subject request until such time as more information regarding same is obtained and the applicant appears in behalf of his request.

The Planning Technician brought to the members' attention some conflicts in the designation of street classifications contained in the Major Thoroughfare Plan and new Zoning Ordinances.

Under Section 602, entitled "Classification of Streets", in the Zoning Ordinances, four street classifications are given with no clear definition of each. Reference is made under this section to the Official Zoning Maps which, likewise, give no definition.

In the Major Thoroughfare Plan for Brunswick and Glynn County are found seven street classifications with definitions for each.

The Planning Technician stated that he compared the street classifications between those of the Official Zoning Maps (a part of the new Zoning Ordinances) and those of the map entitled "A Plan for Major Streets and Highways" (a part of the Major Thoroughfare Plan) and the intent was clearly the same for each.

It was brought out that definitions for street classifications were needed for interpretation of the new Zoning Ordinances.

It was determined that the Planning Technician work with the County Administrator in preparing a recommendation for submission to the Planning Commission as to what changes are deemed advisable and necessary.

B-23-65.

X The Planning Commission was advised by the Planning Technician that two unrecorded subdivisions appear on the City's new Zoning Maps. One of these unrecorded subdivisions lies west of Habersham Street and east of the A. C. L. Railroad tracks just north of the existing Highland Manor Subdivision. The other unrecorded subdivision lies south of Cypress Mill Road approximately midway between U. S. 17 and Altama Avenue.

A motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted that the City Commission be requested to direct the Joint Planning Commission to delete from the Official City Zoning Maps any unrecorded subdivisions which may be shown on these maps as official subdivisions.

The status of proposed Subdivision Regulations for both the City of Brunswick and Glynn County was discussed. It was brought out that such proposed regulations had been prepared in draft form and transmitted to the appropriate City and County officials for their recommendations as to any changes, standards, etc. However, to date the documents had not been returned to the Planning Commission for its review of such recommendations.

A motion was made by Mr. Davis, seconded by Mr. Paulk, and unanimously adopted that the County Administrator and Acting City Manager be requested to give prompt attention to the returning of the subject regulations to the Planning Commission for further processing.

After consideration, no action was deemed necessary for the clarification of Subsection 709.2 a) in the City's new Zoning Ordinance.

The Planning Commission was advised that on November 17th, 1965, the Glynn County Commission had adopted its new proposed Zoning Ordinance to become

effective on February 1st, 1966.

The County Commission had established a policy whereby any applications for rezonings filed with the Planning Commission prior to February 1st, 1966, would not be subject to the \$50.00 application fee required under Section 1103.2 of the County's new Zoning Ordinance.

The County Commission had also established a policy whereby any applications for rezonings which appear upon the agenda of the Planning Commission subsequent to December 14th, 1965, shall be processed in the same manner required under the provisions of the new Zoning Ordinance for Glynn County and will be ultimately considered by the County Commissioners as an amendment to the new County Zoning Ordinance.

The members acknowledge these policies as being an efficient method of transition between the implementation of the old and new County Zoning Ordinances and instructed the staff to be ruled accordingly.

Little progress was reported in the securing of a Planning Director. However, the members resolved to continue diligently their efforts to fill this important position.

A motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted that N. S. Thompson, in addition to his duties as Planning Technician, be designated as Acting Planning Director until such time as a Planning Director is employed, and, further, that Mr. Thompson's salary be increased to \$6,000.00 per year and his car allowance be increased to \$25.00 per month.

Mr. James P. Arnold appeared to request a rezoning which would permit the rebuilding of a grocery store and service station on property owned by Mr. J. C. Spell and located on the east side of the Old Jesup Highway at its intersection with the north line of Yarnell Drive.

Mr. Arnold was advised that, due to the lateness of the hour and the lack of all information necessary for consideration of his proposal, his request would be deferred to the next meeting of the Joint Planning Commission on January 11th, 1966. Mr. Arnold was also requested to obtain meanwhile written approval of his proposal from owners of property within 500 ft. on either side of the subject property on both sides of the Old Jesup Highway.

Note: GC-37-65, Country Club Heights, Inc. Applicants requested that this item be deferred to a later meeting due to need for clarification of street ownership.

Meeting Adjourned at 11:30 A. M.

REGULAR MEETING
JANUARY 11th, 1966
8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, Neal Gale,
Cormac McGarvey, W. Wright Parker and R. F. D. Paulk
ABSENT: O. V. Shaw
ALSO PRESENT: Acting City Manager John A. Harvey and County Administrator
Howard J. Sears

As the first order of business, the minutes of the regular meeting held on December 14th, 1965, were approved.

GC-40-65.

Mr. Ralph E. Smith was present in behalf of his request for the rezoning of approximately 3.9 acres fronting 581 ft. on the west side of Carteret Road. The property involved lies approximately 1,050 ft. northeast of the Cypress Mill Road and has a depth of 262 ft. Mr. Smith stated that a rezoning, if granted, from R-9 Residential to MH Mobile Home would permit him to continue the use of his property for a mobile home park for which it has been used since 1957.

It was brought out that Mr. Smith had recently acquired a .4 acre portion which, added to his original 3.5 acres, gave his park a total of 3.9 acres. It was further brought out that this acreage did not meet the minimum requirement of 5 acres for mobile home parks.

It was pointed out that the I-95 Connector, as proposed, would eliminate a number of the existing trailer spaces and would effect the vehicular circulation pattern on the southern portion of the tract.

A motion was made by Mr. Parker, seconded by Mr. Davis, and unanimously adopted to defer action on the subject request to a later meeting for the following reasons:

1. the use would be non-conforming under a Mobile Home classification as it does not meet the required five acre minimum for mobile home parks;
 2. under the new County Zoning Ordinance the existing mobile home park has five years to remain as a non-conforming use; and
 3. to give the applicant an opportunity to acquire additional land area to bring the tract up to the five acre minimum requirement.
-

B-24-65.

Next considered was a request, submitted by Downey, Langford, Ricks and Cowden, for the rezoning of Lots 12 and 13 of Block E, Goodyear Park Subdivision. The property involved fronts 145 ft. on the south side of 4th Street with a depth of 100 ft. and lies 160 ft. west of the Altama Avenue - 4th Street intersection.

Messrs. William Downey and Ferman Ricks were present for this review and stated that the requested rezoning, from R-9 Residential to LC Local Commercial, if granted, would permit them to develop the property commercially. They