

REGULAR MEETING

MARCH 9th, 1965

8:30 A. M.

PRESENT: James D. Compton, Fred T. Davis, C. J. Dubs, Neal Gale,
Cormac McGarvey and R. F. D. Paulk

ABSENT: Chairman M. A. Knight and Vice-Chairman W. Wright Parker

ALSO PRESENT: Planning Director Frederick K. Bell

In the absence of the Chairman and Vice-Chairman and upon a motion made by Mr. Davis and seconded by Mr. Gale, Mr. James D. Compton was unanimously elected to serve as Temporary Chairman for the meeting.

Minutes of the regular meeting held on February 2nd, 1965, and continued to February 4th, 1965, were approved upon a motion made by Mr. Davis and seconded by Mr. Dubs.

GC-20-64.

Next considered was a request for the rezoning of a triangular portion of Lot 6, Bonnie Day Subdivision, fronting 280 ft. on the west side of Altama Avenue, 241 ft. on the east side of Habersham Street, immediately north of the intersection of these streets with Fourth Street.

Submitted by Dr. Wm. H. Tailer, the request for a rezoning from Class D Agricultural to Class E Business, if granted, would permit the construction of a service station on the property involved. This matter had previously been considered at the meeting of July 14th, 1964, and deferred for more information.

Mr. Frank Parker was present in behalf of the applicant, who was unable to attend. Plans submitted did not precisely show the location of the proposed building on the site nor access arrangements to and from Altama Avenue. Concern was expressed as to the means of access at this already-hazardous intersection.

Following lengthy consideration, a motion was made by Mr. Davis, seconded by Mr. McGarvey, and unanimously adopted to recommend denial of the request for the following reasons:

1. The Planning Commission felt that additional commercial spot zoning in this area would be potentially harmful to the development of nearby educational facilities.
 2. The Planning Commission felt that a service station at this point would increase the hazard at the already-dangerous intersection of Altama Avenue, Habersham Street and Fourth Street.
 3. The Planning Commission noted that the request did not conform to its recommendations in the proposed new County Zoning Ordinance now pending before the County Commission.
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B-3-65.

A request for recommendation, as submitted by the City Commission, for an amendment to Section 507 of Article V of the City Zoning Ordinance was next reviewed.

Section 507, as it presently reads, states that substandard lots of record not less than 45 ft. in width may be used. However, those lots with narrower frontage may not be used. After careful study of this section as originally adopted, the Planning Commission concluded that the provisions could not be reasonably applied to many areas of the City, as presently platted, and was, therefore, not in the best public interest.

On the basis of this conclusion, a motion was made by Mr. Davis to recommend to the City Commission that the Zoning Ordinance of the City of Brunswick be amended by deleting, in its entirety, Section 507 of Article V, and inserting in lieu thereof a new Section 507 to read as follows:

Section 507. Use of Substandard Lots of Record.

No permit for the use of any lot which is smaller in total area than the minimum size for the district within which it is located shall be issued unless said lot was legally and properly recorded prior to the passage of this Ordinance; provided, however, that substandard lots in residential districts shall be used only for single-family residential purposes; and further provided that, in all cases, construction on any such lots after the time of passage of this Ordinance shall be required to meet all other requirements of the district within which it is located, including front yard setbacks, side yards, rear yards, and others.

This motion was seconded by Mr. Paulk and passed unanimously.

B-4-65.

Mr. Hebron Phillips was present in support of his request for the rezoning of the western portion of Lot No. 41, Town Commons, from GR Residential to a commercial classification. The property, located at the southeast corner of Albany and O Streets and fronting 90 ft. on each street, is being proposed for use as a sundry store and three apartment units. The applicants, Mr. and Mrs. Phillips, submitted a petition signed by the residents of the surrounding area endorsing their request.

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

1. The Planning Commission felt that the use of the property in question for commercial purposes was basically out of character with the residential development in the area, that it constituted a spot zoning, and, therefore, was not in the best public interest.
2. The Planning Commission felt further that inadequate evidence was shown by the petitioners to justify a need for any such rezoning in this area at this time.

GC-10-65.

Next a request to rezone, from Class D Agricultural to Class E Business,

that property fronting 75 ft. on the west side of Altama Avenue, approximately 708.0 ft. south of Chapel Crossing Road, and containing approximately 0.75 acres, was considered.

Mr. Harold T. Mixon, applicant, accompanied by Mr. J. J. Lissner, Jr., attorney, was present in support of his petition. Mr. Mixon stated that a rezoning, if granted, would permit the use of the property for a quick-stop grocery outlet. A sketch plan of the proposal, indicating the location of the proposed building in the center of the 75 ft. frontage and on the rear of the site to permit maximum off-street parking on the front and to the side, was submitted.

After study, a motion was made by Mr. Paulk, seconded by Mr. Davis, and unanimously adopted to recommend approval of the request on the condition that an accurate plot plan of the proposal, showing the precise location of the building, setbacks, parking and loading arrangements, access points, etc., be furnished to the Planning Director for review, and on the condition that a public hearing is held.

GC-11-65.

Mr. H. H. Hautala, applicant, accompanied by Mr. J. J. Lissner, Jr., attorney, was present in behalf of a request for the rezoning of a triangular-shaped tract fronting 845 ft. on the east side of Cate Road and containing approximately 3.5 to 4 acres. Mr. Hautala stated that he was seeking a rezoning from Class D Agricultural to Class E Business in order that a commercial facility consisting of a grocery store, barber shop, real estate office, etc., might be constructed on the property. He further stated the tract in question lies close to Northwood Estates Subdivision and it was his desire to furnish this residential area with commercial outlets as well as to furnish office space for the development of the subdivision. A plan for development of the property was submitted and revealed that construction was proposed to be on the rear of the tract to provide off-street parking to the front.

After review, a motion was made by Mr. Paulk to recommend that the area under consideration not be rezoned to Class E Business, but that an exception be granted to permit commercial development on the property in accordance with the layout shown on plans submitted to the Planning Commission for review, and subject to the following conditions:

1. that if no construction has been initiated within one year following the date of the approval of the request by the Glynn County Planning Board that such approval of said exception expire; and
2. that a public hearing be held.

This motion was seconded by Mr. Dubs and unanimously adopted.

Dr. Earl F. Hargett, President of Brunswick College, was present to request that the Planning Commission handle with the utmost care and consideration requests submitted for rezoning along Altama Avenue, particularly in the vicinity of the college.

He was especially concerned with drive-in commercial establishments along Altama Avenue which might detract from the appearance of the college. He pointed out that the citizens of Glynn County had spent a million dollars to develop the college and care should be taken to protect their investment.

He noted that many college campuses had been ringed with commercial establishments that had deteriorated and expressed the hope that the same thing would not happen here. He also expressed concern that the location of a number of potential "hang-outs" near the college might prove too much of a distraction to students and might lead to increasing vandalism.

Finally, he pointed out that this entire area was developing into an educational complex. Not only was it desirable to maintain pleasant and compatible surroundings, it was important to preserve areas for possible expansion, particularly for student housing and similar uses.

He urged that the Planning Commission, in the future, make every effort to preserve surrounding areas for auxiliary uses which would be required to serve this developing educational complex.

A motion was made by Mr. Davis, seconded by Mr. Paulk, and unanimously adopted that the Planning Commission go on record as being cognizant of the problems presented by commercial activity near a college site and, further, that college officials be given the assurance that the most careful consideration will be given all future rezoning requests in this particular vicinity.

Lee Circle Subdivision.

Mr. John A. Kaufman was present to submit a proposed plat for the subdivision of a tract of land to the west of Lee Street and to the north of Third Street. Study of the plat revealed eighteen 55 ft. by 110 ft. lots were proposed, around a cul-de-sac street that would extend approximately 370 ft. westward from Lee Street. Name of the new street was proposed to be Lee Circle. Total size of the tract was 270 ft. by 480 ft. Mr. Kaufman stated that the one new street would be paved and that water and sewer would be furnished through the City's systems.

Concern was expressed as to the rear of certain lots in the proposal abutting Cochran Avenue.

After consideration, a motion was made by Mr. McGarvey, seconded by Mr. Dubs, and unanimously adopted to recommend approval of the proposed plat of Lee Circle, subject to:

1. the provision of a 10 ft. wide easement along the east side of Cochran Avenue and including portions of Lots 8, 9, 10 and 11; said easement to be specifically for the purpose of prohibiting vehicular access to and from Cochran Avenue from these lots;
 2. review and approval of design, proposed water and sewer facilities, and other environmental sanitary factors by the Board of Health; and
 3. review and approval of the design features, provisions for streets, utilities, drainage, easements, etc., by the City Manager and City Engineer.
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GC-12-65.

Next considered was a request for the rezoning of a tract known as the Wainwright Tract fronting approximately 1,557 ft. on the east side of the Southern Railway right of way and approximately the same distance on the west side of the Atlantic Coast Line Railroad right of way, north of Cedar Street. The request, submitted by Mr. W. Wright Parker on behalf of Everett and J. Owen Wainwright, would involve the rezoning of approximately 10 acres from Class D Agricultural to Class G Industrial.

It was brought out that the tract is proposed for an industrial classification under the proposed Zoning Ordinance now being considered by the Glynn County Commission.

It was further noted that a portion of this tract had been considered for industrial rezoning earlier in response to a request by the Georgia Power Company. The Power Company was proposing to build a sales office and warehouse here.

The Planning Commission had approved the previous request, which was now pending before the County Commission. It was understood that the County Commission had deferred action on the matter, pending the completion of negotiations regarding a street right of way to serve this area after the new Newcastle Street highway was in operation. Georgia Power Company and the Wainwrights were involved in these negotiations, as well as Southern Railway.

After study, a motion was made by Mr. Davis, seconded by Mr. Paulk, and unanimously adopted to recommend approval of the subject request on the condition that current negotiations by the County Commission for right of way along the Southern Railway property, to provide a road servicing this area, Georgia Power Company facilities and Edgy Lumber Company, are satisfactorily resolved.

A letter from the Glynn County Health Department was read. This letter in substance requested that the Planning Commission not take action on approval of mobile home courts and residential subdivisions until such proposals have been reviewed and approved by the Board of Health. Basic reason for this procedure is that, after Planning Commission approval, plans are subject to revision by the Board of Health, if the proposal is first submitted to the Planning Commission.

After consideration, a motion was made by Mr. Davis that the Joint Planning Commission establish and adopt a policy whereby no residential subdivision plat or mobile home park proposal will be scheduled on an agenda for review by the Planning Commission until written notification is received from the Glynn County Health Department that such proposal meets all the requirements set forth by that agency, and, further, that this policy go into effect immediately.

This motion was seconded by Mr. McGarvey and passed unanimously.

The Planning Director advised the members of the forthcoming American Society of Planning Officials convention to be held in Toronto, Canada, April 25th through 29th, 1965. He requested that a determination be made as to who would be able to attend, and for the financing of their attendance.

In keeping with policy previously established, a motion was made by Mr. Davis, seconded by Mr. Dubs, and unanimously adopted, that the Joint Planning Commission pay travel expenses to and from the convention and the required registration fee for one or more members to attend, and, further, that such travel and registration expenses not exceed \$400.00.

Meeting Adjourned at 10:30 A. M.