

REGULAR MEETING

MAY 11th, 1965

8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, Neal Gale,
Cormac McGarvey, W. Wright Parker, R. F. D. Paulk, and O. V. Shaw
ALSO PRESENT: Planning Director Frederick K. Bell

At the request of the Chairman, Vice-Chairman Parker assumed the chair for the entire meeting.

As the first order of business, minutes of the regular meeting held on April 13th, 1965, were approved.

It was announced that the City of Brunswick had appointed Mr. O. V. Shaw to replace Mr. C. J. Dubs as a member of the Commission.

Mr. Shaw was introduced to the other members of the board and was welcomed to membership on the Commission.

A motion was made by Mr. Compton, seconded by Mr. Paulk, and unanimously adopted that the Planning Director draft a letter to Mr. Clarence J. Dubs, whose term had recently expired on the Commission. The letter, to be signed by all members and staff, was to express to Mr. Dubs the Planning Commission's appreciation for his untiring and unselfish contributions of time and effort while a member of the board.

GC-14-65

Mr. Nelson T. Niall was present in support of a request for an exception to permit the erection of a 4 ft. by 8 ft. sign to be located on Olsen's Yacht Yard property on the St. Simons Causeway. It was noted that the proposed site was within an area of scenic beauty as designated by the Glynn County Zoning Ordinance. It was also noted that this request had been deferred on April 13th, 1965, for lack of anyone appearing on its behalf and for more information.

Mr. Niall presented a sketch of the proposed sign, which contained only identification of the business. It was brought out that a permit for a similar sign had been previously issued. At that time, it was proposed for erection on top of one of the existing buildings. However, this proved to be hazardous in view of the susceptibility of the area to high winds.

The fact that certain small signs advertising existing uses of property were already in existence at other points along the causeway was pointed out.

It was felt by the Commission that the sign requested would not be unattractive, would not detract from the scenic beauty of the area, would not contain any unnecessary advertising, and would serve as a convenience to tourists and visitors.

Upon a motion made by Mr. Compton and seconded by Mr. Davis, it was unanimously voted to recommend approval of the request as an exception to the

"Marshes of Glynn" provisions of the Glynn County Zoning Ordinance.

GC-16-65.

Next considered was a request to rezone, from Class D Agricultural to Class E Business, property fronting 255 ft. on the east side of the Old Jesup Highway and 200 ft. on the north side of the Community Road, Glynn County. It was noted that the site was directly across from the Ballard School property which is located on the west side of the Old Jesup Highway.

The applicant, Mr. Harry C. Jones, was present and stated that, although he had no definite proposal for the commercial use of the property, it was his thinking that the location would be a good site for a grocery store or service station, or a combination of these two uses.

After discussion, a motion was made by Mr. Paulk, seconded by Mr. Davis, and unanimously adopted that the request be denied for the following reasons:

1. Although the applicant had suggested that the site might be used for a service station and/or grocery, there was no clear assurance as to the use intended for the property.
2. Because of the proximity of the property to Ballard School (directly across the Old Jesup Highway), the Planning Commission expressed extreme reluctance to consider zoning the land without more detailed information regarding its proposed use.

It was also determined that, if Mr. Jones wished to pursue his request, a public hearing should be held.

GC-17-65.

Messrs. Ralph S. Stewart and R. A. Traylor, representing the American Oil Company, were present in support of a request for the rezoning of property fronting 150 ft. on the east side of U. S. Highway 341, with a depth of 150 ft.

Mr. Stewart stated that a change of zoning classification, from Class D Agricultural to Class E Business, was being sought in order that the site might be used for a service station. Plans presented revealed that the proposed service station building would be located 78 ft. from the right of way of U. S. 341, with the pumps being 22 ft. from this right of way.

Mr. Stewart also stated that, as far as he had been able to ascertain, the center line of the location of the I-95 interchange proposed in the area would be approximately 600 to 700 ft. from the property. Mr. Traylor said that his company, which holds an option on the land, was asking for contingent zoning subject to approval of the Federal Bureau of Public Roads.

A motion was made by Mr. Compton, seconded by Mr. McGarvey, and unanimously adopted that, because of the apparent proximity of this property to the proposed location of the interchange between I-95 and U. S. 341, the Planning Commission does not feel that it could take final action on this request until it was assured that the proposed use would not conflict with the location of said interchange; specifically, the Planning Commission concludes that this and similar rezoning requests in this area (if any are received in the future) should be deferred until said interstate and interchange are located and appropriate rights of way obtained and that notification to this effect has been received by the Planning Commission.

GC-18-65.

The next item considered was a request for an exception to place a trailer sales establishment in a Class D Agricultural District. The property involved, a 200 ft. by 200 ft. portion of a 30 acre tract, fronts on the east side of U. S. Highway 17 North, immediately to the south of the Glynco traffic light, Glynn County. Mrs. Kathleen Moore, owner of the property, and Mr. Thos. M. Horton, who would operate the proposed sales establishment, were present for this review.

Mr. Horton stated that the proposed use would be strictly for sales purposes only on property he is leasing from Mrs. Moore and that he desired the exception to be granted on a temporary basis.

A motion was made by Mr. Paulk, seconded by Mr. Gale, and unanimously adopted to recommend approval of the request as an exception in Class D Agricultural District for a trailer sales establishment on a 200 ft. by 200 ft. portion of the subject property, as indicated on the sketch submitted, subject to the following conditions:

1. that the property be used exclusively for a mobile home sales establishment;
2. that a temporary permit for said use be issued; said permit to expire two years after the date of approval by the Joint Planning Commission of the subject request (May 11th, 1967);
3. that no public address systems or other similar forms of advertisement are used; and
4. that no structure, facility, mobile home, etc., be permitted any closer than 25 ft. to the highway right of way.

A public hearing was also recommended.

GC-19-65.

The Planning Director advised that Mr. Fred Smith had asked that his request for a rezoning be considered although he would not be able to appear in support of same.

A rezoning from Class D Agricultural to Class G Industrial was being sought for a one acre tract, triangular in shape, which fronts 392.5 ft. on the north side of Perry Lane Road, immediately west of the Atlantic Coast Line Railroad, Glynn County. It was noted that the subject property is almost completely surrounded by industrially zoned land.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted to recommend approval of the subject request, as submitted, it being the feeling of the Planning Commission that the request was in conformance with the character of land use development presently in the area and with the over-all objectives of the Comprehensive Plan.

A public hearing was recommended.

B-5-65.

Mr. Paul Gamble was present in support of his request for the rezoning of

the eastern one-half of Lot 19, in the 33 Acre Tract Addition to the City of Brunswick, fronting 105 ft. on the south side of Fourth Avenue and 90 ft. on the west side of Albany Street.

Mr. Gamble stated that a rezoning, from R-6 One-Family Residential to HC Highway Commercial, was being sought in order to permit a Pure Oil Company service station and a quick service market on the property in question.

It was noted that this was a portion of the same area requested by Mr. S. Hadley Brown for rezoning to an apartment classification during the course of public hearings on the City's new zoning ordinance. This had been denied by the City Commission.

Messrs. Vernon Lewis, Jack McDaniel, and Carlton R. Johnson, owners of residences in the immediate vicinity of the property involved, appeared in opposition to the request. They also submitted a petition signed by residents and/or property owners in the area opposing the request.

A motion was made by Mr. Gale, seconded by Mr. McGarvey, and unanimously adopted that a recommendation of denial of the request be made to the City Commission for the following reasons:

1. The requested rezoning does not conform to the Comprehensive Plan.
2. It was noted that the area is developed primarily for residential use and it was felt that inadequate justification was presented on behalf of permitting a commercial operation in a basically residential neighborhood.

B-6-65.

Next considered was a request to rezone, from R-9 Residential to HC Highway Commercial, portions of Lot 186, Brunswick Farms and Day and Bloom Tract. The property consists of 200 ft. frontage at the northwest corner of the intersection of Altama Avenue and Cypress Mill Road along both streets, Brunswick.

Mr. T. R. May, Sr., applicant, was unable to appear but had asked that his request be considered in order that the property might be zoned to permit a service station. It was brought out that the site is under option to Gulf Oil Company.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that recommendation for approval of the request be made to the City of Brunswick.

B-7-65.

Mr. Curtis Castellio, applicant, and Mrs. Rita G. Cowart Kennedy, owner of the property involved, were present in support of a request for the rezoning of portions of Lot 65, Town Commons between Cochran and Amherst, fronting 60 ft. on the west side of Cochran Avenue and 90 ft. on the north side of L Street, Brunswick.

Mr. Castellio said that the requested rezoning, from GR General Residential to LC Local Commercial, was being sought in order to permit him to reconstruct a commercial structure that had been damaged when hit by a car. Mrs. Kennedy

stated that she was attempting to convert the site into leaseable property and that, in her opinion and due to other surrounding commercial uses, the property was unsuitable for residential purposes.

It was pointed out that the property had been used for commercial purposes for many years and that, under the old zoning ordinance, it had been zoned commercial.

A motion was made by Mr. Davis, seconded by Mr. McGarvey, and unanimously adopted that recommendation for approval of the request be made to the City of Brunswick.

Belle Point Subdivision, Area A, Sections 2 and 3.

As the next order of business, review of the plats of Sections 2 and 3, Area A, Belle Point Subdivision, prior to final recording was made.

Mr. J. H. Ringeling, representing the developers, Universal Securities, Inc., was present for this review.

During study, it was noted that a temporary oxidation pond was proposed for location in what was understood to be a dedicated park area and, therefore, was not under the ownership of the developers.

A motion was made by Mr. Davis, seconded by Mr. Paulk, and unanimously adopted to recommend approval of the subject plats for recording, subject to the following conditions being met:

1. Clarification on the location of a temporary oxidation pond in an area dedicated to the County for park purposes and whether or not the County Commission has approved the use of such park area for said oxidation pond.
2. If the County approves the use of the dedicated park area for this purpose, above approval is contingent upon additional park area being dedicated for County use until the oxidation pond is no longer in use and the original park area south of Belle Point Parkway is returned in usable condition to the County.
3. Approval of plans and specifications for water, sewer, drainage, paving, etc., by appropriate City and County officials. It is understood that the State Board of Health has reviewed the plats and finds them in conformance with previously approved water and sewer plans for the area.

The Planning Director was instructed to write a letter to the County Commission, making them aware of the proposed oxidation pond use of the dedicated park and inquiring as to whether or not the County had approved the use of the park site for the oxidation pond.

GC-28-64 and GC-20-65.

Messrs. J. H. Crumley, J. H. Ringeling, John Niblack, and Thornton Mobley were present for consideration of a request for a trailer park.

The Planning Commission had previously approved the over-all area for a mobile home park, but had not reviewed the actual site plan for the rear portion

of the tract. Due to confusion, the Board of Health had issued septic tank permits for sites on the rear of the tract, which did not meet minimum requirements.

In order to clarify the situation, the applicants were presenting the revised over-all site plan to the Commission for review and approval. However, nothing was presented to indicate that the Board of Health had approved the revised plan.

A motion was made by Mr. Gale, seconded by Mr. McGarvey, and unanimously adopted to defer action on the proposed mobile home park until approval is received from the State Board of Health with respect to sewer and water facilities.

Consideration was given to a request made by Mr. Crumley for an exception to permit a mobile homes sales establishment in a Class D Agricultural District on a 150 ft. - deep tract fronting approximately 580 ft. on the east side of U. S. Highway 17 North, immediately north of the Higginbotham Tract, Glynn County. It was noted that this area was a portion of the over-all tract proposed by Mr. Crumley for a mobile home park.

A motion was made by Mr. Shaw, seconded by Mr. Davis, and unanimously adopted to recommend approval of the request as an exception in a Class D Agricultural District for a trailers sales establishment on the referenced property, as indicated on the submitted sketch, subject to the following conditions:

1. that the property be used exclusively for a mobile home sales establishment;
2. that a temporary permit for said use be issued; said permit to expire two years after the date of approval by the Joint Planning Commission of the subject request (May 11th, 1967);
3. that no public address systems or other similar forms of advertising are used; and
4. that no structure, facility, mobile home, etc., be permitted any closer than 25 ft. to the highway right of way.

A public hearing was also recommended.

B-8-65.

Consideration was next given to a recommended addition to Article X, City of Brunswick Zoning Ordinance, entitled "Appeals from Decisions of Board of Appeals."

The Director said that the addition would clarify appeal procedures and would make the City ordinance properly conform to the State law.

It was the feeling of the Planning Commission that the new section should be added to this Article in the City Zoning Ordinance in order to clarify the procedure for appealing decisions from the Board of Appeals, as provided in the recently amended General Planning and Enabling Act of 1957.

A motion was made by Mr. Davis, seconded by Mr. Compton, and unanimously adopted to recommend to the City Commission that the following provision be added to the City of Brunswick Zoning Ordinance as Section 1009 under Article X, entitled "Appeals, How Taken":

Section 1009 Appeals from Decisions of Board of Appeals.

Any person or persons severally or jointly aggrieved by any decision of the Board of Appeals, may take an appeal to the Superior Court. Said appeal to the Superior Court shall be the same as an appeal to the Superior Court from any decision made by the Court of Ordinary and as specified in Chapter 6-2 of the Code of Georgia, except, however, that said appeal shall be filed within thirty (30) days from the date of the decision of the Board of Appeals, and upon failure to file said appeal within thirty (30) days the said decision of the Board of Appeals shall be final. Provided, however, that on appeal said case shall be heard by the Judge of the Superior Court without a jury, unless one of the parties files a written demand for a jury trial within thirty (30) days from the filing of the appeal.

Mr. Davis gave a short report on his and Mr. C. J. Dubs' recent attendance at the American Society of Planning Officials conference held in Toronto, Canada.

The Planning Director advised that the County Commission had held one review meeting to consider its proposed new Zoning Ordinance. It was hoped that the County would schedule public hearings in the near future.

Meeting Adjourned at 10:45 A. M.