

REGULAR MEETING  
NOVEMBER 2nd, 1965  
8:30 A. M.

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PRESENT: Chairman M. A. Knight, Fred T. Davis, Neal Gale, Cormac McGarvey,  
R. F. D. Paulk and O. V. Shaw

ABSENT: James D. Compton and W. Wright Parker

ALSO PRESENT: Acting City Manager John A. Harvey and County Administrator Howard  
J. Sears

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GC-32-65.

Mrs. Betty Hafner, applicant, and Mr. Joseph Whittle, attorney, were present in behalf of a request for the rezoning, from Class D Agricultural to Class E Business (HC Highway Commercial under proposed new County Zoning Ordinance), of a tract containing approximately 1.127 acres and fronting 153 ft. on the west side of U. S. 17 North and 350 ft. on the north side of Fairway Road. Mrs. Hafner stated that she was requesting a commercial rezoning in order that a service station might be erected on the easternmost 150 ft. portion of the property involved but she had no definite plans for the commercial use at this time of the westernmost portion of the property involved. She further stated that the lot she owned that fronts 150 ft. on the north side of Fairway Road (and that is located immediately west of the property being requested for rezoning) would in its existing agricultural classification (residential classification under proposed new County Zoning Ordinance) serve as a buffer zone between the property being requested for a commercial classification and the residential subdivision known as Country Club Park. Mr. Whittle presented signed statements from owners of property abutting U. S. 17 North expressing no opposition to Mrs. Hafner's request. Mr. Whittle stated that the commercial character of nearby property fronting U. S. 17 was not conducive for residential use of Mrs. Hafner's property.

It was brought out that the easternmost 150 ft. portion of the property involved was the same property that had been requested for HC Highway Commercial zoning by Mr. Martin Graham, of Jacksonville, at the public hearing held by the City Commission on September 2nd, 1965. Mr. Graham's request (ZH#5) had been referred by the County Commission back to the Joint Planning Commission for review and recommendation. At its meeting of September 14th, 1965, the Joint Planning Commission reviewed this request. A considerable number of residential property owners in Country Club Park appeared at that meeting and expressed opposition to Mr. Graham's request. After study, the Planning Commission on that date recommended that the R-12 One-Family Residential classification originally proposed for the property not be changed. Primarily, the Planning Commission was concerned that the use of the property for the purpose proposed by Mr. Graham would tend to create additional traffic hazards at an already dangerous intersection leading into a residential neighborhood.

After further study and review, a motion was made by Mr. Gale, seconded by Mr. Davis, and unanimously adopted that the Planning Commission recommend denial of Mrs. Hafner's request by reaffirming its action of September 14th, 1965, i.e., that the residential classification originally recommended not be changed for the same reasons stated in its action of September 14th, 1965, inasmuch as the conditions involved in the requests had not changed.

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The Planning Commission next considered three applications, identified as B-17-65, B-18-65, and B-19-65, involving three separate tracts of property within the City abutting the east side of Newcastle Street. These requests were considered together inasmuch as all three were for the rezoning of property from a GR General Residential to a GC General Commercial classification and were located within the same general area.

B-17-65.

Mr. Harold T. Mixon, applicant, was present in support of his request for GC General Commercial rezoning on New Town Lot 490, fronting 30 ft. on the east side of Newcastle Street, between L and M Streets. Mr. Mixon stated that such a rezoning was being sought in order for him to continue the use of the property for the storage of San-o-lets (portable construction toilets) on the subject property. It was brought out that such usage is permitted as a conditional use in a GC General Commercial district. However, the Planning Commission considered that this use would be undesirable for property abutting a main entry into the City.

B-18-65.

Mr. Harold T. Mixon, applicant, was also present in support of his request for GC General Commercial rezoning on New Town Lots 532, 533, 534, 535, 536 and 537, fronting 120 ft. on the east side of Newcastle and 150 ft. on the south side of O Street. Mr. Mixon stated that, although the existing use of the subject property, i.e., Brunswick Concrete Works, is industrial in nature, he was requesting a commercial rezoning for any potential sale of the property if he should relocate the concrete works operations in the future.

B-19-65.

Mr. Marvin Bluestein, applicant, and Mr. Reid Harris, attorney, were present in support of Hayes Construction Company's request for GC General Commercial rezoning on New Town Lots 510, 511, 512, 513, 514, 515, 516, 517 and 518, fronting 210 ft. on the east side of Newcastle Street and 150 ft. on the south side of N Street. Mr. Bluestein stated that such a rezoning is being requested in order that he might continue to use the property for a construction contractor's warehouse. It was brought out that such a use would require an industrial classification, rather than commercial.

The Planning Commission was extremely concerned with respect to the effect the requested rezonings, B-17-65, B-18-65 and B-19-65, would have upon the proposed Newcastle Street improvement project. It was brought out that at this time accessibility to and from property abutting Newcastle Street had not been determined for this project.

Concern was also expressed that these requests would amount to spot zonings and could, along with other similar requests, result in strip zoning along Newcastle Street, a controlled access thoroughfare.

It was stressed that a study of this area abutting Newcastle Street should be made prior to any recommendations being made to the City Commission with respect to any rezonings.

B-17-65, B-18-65 and B-19-65.

After considerable discussion and review, a motion was made by Mr. Davis, seconded by Mr. McGarvey, and unanimously adopted to defer action on Applications B-17-65, B-18-65 and B-19-65 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.

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Oriole Subdivision.

The Planning Commission next reviewed a plat, submitted by Dr. C. R. Cooper, for Oriole Subdivision, located south of Oriole Street and 209.92 ft. east of Robin Road, Glynn County. A study of the plat revealed that the subdivision contained approximately 1.52 acres and had been divided into six lots with one 50 ft. street. Dr. Cooper was present for this review. He presented written approval by the Board of Health for the use of septic tanks on these lots and stated that water would be furnished through the City of Brunswick Water Department system.

It was brought out that the lots qualified in their square footages for Class A Residential under the existing County Zoning Ordinance. The property involved in the subdivision falls within an area recommended for a R-9 One-Family Residential classification under the proposed new County Zoning Ordinance. These lots do not contain sufficient square footages to meet the requirements for R-9.

Concern was expressed with regard to the one street, Cooper Drive, terminating at a dead-end.

A motion was made by Mr. Shaw, seconded by Mr. Paulk, to take the following action:

1. Recommend approval of the submitted plat of Oriole Subdivision for final approval, subject to the following conditions:
  - a. Submission of final plat to the Glynn County Planning Board (two copies of same to also be furnished to the Joint Planning Commission) in proper form, including a location map and the dedication of Cooper Drive, with pavement width being indicated and a 50 ft. diameter cul de sac being provided at the southernmost end of this street.
  - b. Approval of water and sewer systems by the state and local Boards of Health.
  - c. Approval of streets and drainage by the County Engineer.
2. Recommend waiver of park requirements for this subdivision inasmuch as 5% of the subdivision area results in less than 10,000 square feet.

This motion was unanimously adopted.

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GC-33-65.

Mr. Jay Turner, applicant, was present in behalf of his request for the rezoning of a tract containing approximately 46 acres and fronting 770 ft. on the east side of Altama Avenue. Mr. Turner stated that a rezoning, from Class D Agricultural to Class E Business (HC Highway Commercial under proposed new

County Zoning Ordinance), of this property is being sought in order that he might develop a shopping center on the tract. Mr. Turner submitted plans for the proposal which calls for three structures totalling 310,800 square feet and provision for approximately 1,300 parking spaces. Sufficient loading areas would be provided in a 35 ft. strip to the rear of the three structures. It was noted that this tract was adjacent to the location of the proposed I-95 Connector. Mr. Turner stated that all access to and from the proposed shopping center would be directly from Altama Avenue.

A motion was made by Mr. Davis, seconded by Mr. McGarvey, and unanimously adopted to recommend approval of the subject request.

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B-21-65.

The Planning Commission in its action on October 14th, 1965, with respect to rezoning requests of the Atlantic Coast Line Railroad and Union Bag - Camp Paper Corporation on their properties abutting Habersham Street, went on record that it would recommend an amendment to the Zoning Ordinance for the City of Brunswick to incorporate therein an LI Limited Industrial District to apply within the City Limits of Brunswick.

The requirements for such a district have been prepared and were submitted to the Planning Commission for its review. This amendment was patterned after such provisions in the proposed new Glynn County Zoning Ordinance.

A motion was made by Mr. Davis, seconded by Mr. Gale, and unanimously adopted that the Joint Planning Commission transmit to the City of Brunswick the proposed drafted amendment, with the recommendation for its adoption, to provide for the inclusion in the City's Zoning Ordinance of an LI Limited Industrial District.

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The Chairman advised the members that a personnel advertisement for a planning director had been forwarded to the American Society of Planning Officials for insertion in its "Jobs in Planning".

It was agreed that efforts should be pursued diligently for obtaining a planning director.

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Upon a motion made by Mr. Paulk and seconded by Mr. Davis, the minutes of a regular meeting held on October 12th, 1965 and the continuation of an adjourned meeting held on October 14th, 1965, were approved.

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Meeting Adjourned at 10:45 A.M.