

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

stated that they had no definite plans at the present other than utilization of the tract for commercial purposes. They further pointed out that the property immediately to the east of these two lots is utilized for a service station and that properties to the north of and across 4th Street are utilized for a body shop, a veterinarian's clinic, and a storage and moving facility. It was pointed out to the applicants that these uses are non-conforming.

It was brought out that the subject property was the same property that had been requested for LC Local Commercial zoning by Mr. F. H. Campbell (ZH-5) at the public hearings held by the City Commission on September 23rd and 24th, 1964. At its meeting of September 29th, 1964, the Joint Planning Commission reviewed this request and at that time recommended to the City the rezoning of this tract to an LC Local Commercial classification. The City Commission, however, did not take favorable action on this recommendation.

It was also brought out that the lots in question are and will be subject to deed restrictions, limiting their use to residential, until March of 1976.

A motion was made by Mr. Compton and seconded by Mr. Paulk that the Joint Planning Commission reaffirm its recommendation of September 29th, 1964, for the rezoning of Lots 12 and 13 of Block E, Goodyear Park Subdivision, from R-9 Residential to LC Local Commercial.

Voting Aye: Messrs. Compton, Davis, Gale, McGarvey and Paulk.
Abstaining from Voting: Mr. Parker.

The Chairman declared the motion carried.

GC-37-65.

Mr. William Downey and Mr. **Ferman** Ricks, representing the applicants, Country Club Heights, Inc., were present in behalf of a request for the rezoning of an irregularly shaped tract fronting 631.65 ft. on the west side of U. S. 17 (with an approximate depth of 265.17 ft.) located approximately 1,850 ft. south of Fairway Road. Mr. Downey stated that, although they had no definite plans at this time, a rezoning, if granted, from R-12 Residential to HC Highway Commercial would permit utilization of the tract for commercial purposes.

It was brought out that Glynn County had quitclaimed to Country Club Heights, Inc., all interest it had in the streets, alleys, roads, parks, etc., located in the subdivision originally laid out as Country Club Heights, of which the subject property is a portion. It was further pointed out that the County had taken this action upon being assured by the owners of the subdivision that it was their intent to completely revise the subdivision layout.

Mr. Downey indicated that he would furnish Glynn County with a written commitment to the effect that his company would give the necessary additional right of way for the four-laning and widening of U. S. 17 abutting the property being sought for rezoning.

A motion was made by Mr. Compton, seconded by Mr. Davis and unanimously adopted to recommend the rezoning of the subject property from R-12 Residential to HC Highway Commercial.

GC-42-65.

No action was taken on a rezoning request submitted by Mr. Grover P. Moore as Mr. Edward R. Bartnikowski, representing the applicant, requested that the application be deferred to a later meeting in order that an attempt might be made to acquire additional land area to bring the tract up to the five acres required for mobile home parks. Mr. Moore's request was for a rezoning, from R-9 Residential to MH Mobile Home classification, of a tract containing approximately 1.5 acres located 352 ft. north of Scranton Road and 175 ft. east of Terry Drive.

GC-43-65.

Mrs. Edith B. Popwell, applicant, and Mr. Spencer Popwell were present in support of a request for the rezoning of Lot 18 of Block 5 in Island Retreat Subdivision. Mrs. Popwell stated that she was requesting a rezoning from R-6 Residential to GR General Residential in order that she might construct a duplex dwelling on the lot, which fronts 60 ft. on the south side of Magnolia Avenue with a depth of 120 ft. Mrs. Popwell submitted a waiver of objections to such rezoning from owners of property within a radius of 500 ft. with the exception of two property owners. A representative of Sea Island Company, the developers of Island Retreat Subdivision, indicated that if Mrs. Popwell secured these two signatures his company would likewise offer no objection to the requested rezoning. Mrs. Popwell pointed out that her single-family residence was located on property immediately to the northwest of the subject lot but that the majority of the surrounding properties are used for multi-family dwellings.

A motion was made by Mr. Davis and seconded by Mr. McGarvey to recommended the rezoning of the subject property from R-9 Residential to GR General Residential.

Voting Aye: Messrs. Davis, Gale, McGarvey, Parker and Paulk.
Abstaining from Voting: Mr. Compton

The Chairman declared the motion carried.

GC-I-66.

Mr. James P. Arnold was present in behalf of the applicant, Mr. Jessie C. Spell, for a requested rezoning, from R-9 Residential to LC Local Commercial, of a tract fronting 100 ft. on the north side of the Old Jesup Highway with a depth of 185 ft. along Yarnell Drive. Mr. Arnold stated that Mr. Spell was seeking a rezoning in order to rebuild and relocate a grocery - service station combination on the property. Mr. Arnold pointed out that a residence on the tract had been moved to the rear of the property in order to provide sufficient room for the proposed new structure. Mr. Arnold submitted a waiver of objections to the proposed use from five residential property owners to the west and north of the subject property. Mr. Arnold also pointed out the lack of nearby grocery facilities available to the large number of residences in the area.

It was brought out that 2,850 square feet of driveway and parking area would be required for such use. It was pointed out that the proposed service station would have to meet conditional use requirements for a LC Local Commercial district.

A motion was made by Mr. Compton, seconded by Mr. Parker and unanimously adopted to recommend the rezoning of the subject property from R-9 Residential to LC Local Commercial on the condition that a 20 ft. setback for pumps and structure be observed from the northerly right of way line of the Old Jesup Highway and from the westerly right of way line of Yarnell Drive, it being determined that this condition should be imposed in view of the fact that a like 20 ft. setback would be required for the adjoining residential properties.

GC-38-65.

Next presented was a request, submitted by Mr. J. E. Gordy, for the rezoning, from FA Forest - Agricultural to an industrial classification, of an irregularly shaped tract fronting 249 ft. on the east side of the New Jesup Highway, approximately $1\frac{1}{2}$ mile north of the Old Jesup Highway intersection at Frasiere Crossing. Mr. Gordy was requesting a rezoning in order that he might utilize the property, if the rezoning is granted, for a welding and repair shop.

It was noted that action on this request had been deferred on December 14th, 1965, for more information and the presence of the applicant.

After noting that Mr. Gordy was not present this date, a motion was made by Mr. Compton, seconded by Mr. Gale and unanimously adopted to again defer action on the request due to lack of representation on the application; and, further, that the applicant be advised that unless he appears at the next regularly scheduled meeting of the Joint Planning Commission (on February 8th, 1966) his application will not appear on any future agenda unless the application is resubmitted, in which event the applicant would be required to pay the \$50.00 application fee which had been waived on GC-38-65 in accordance with County Commission instructions regarding applications filed prior to February 1st, 1966.

GC-44-65.

Next considered was a request, submitted by Messrs. H. J. Everett, J. C. Kaufman and W. Wright Parker, for the rezoning of 1.397 acres fronting 255 ft. on the south side of 4th Street and 213.8 ft. on the east side of Canary Drive. The property involved is the area marked "Reserved" on the plat of Goodyear Park Extension. Mr. Parker, representing the applicants, stated that a rezoning from R-9 Residential to GR General Residential was being sought in order that the property might be utilized for dormitories in connection with the Brunswick Junior College. Plans for the proposal, indicating the type of construction, were submitted.

It was noted that this particular location is ideally suited for such use in that property fronting on 4th Street and lying immediately to the east of the tract is undeveloped at the present time.

A motion was made by Mr. Davis and seconded by Mr. Paulk to recommend the rezoning of the subject property from R-9 Residential to GR General Residential.

Voting Aye: Messrs. Compton, Davis, Gale, McGarvey and Paulk.

Abstaining from Voting: Mr. Parker.

The Chairman declared the motion carried.

GC-2-66.

It was brought to the members' attention that a tract fronting on the north side of Scranton Road had been incorrectly located on County Zoning Map No. 45. Reference is made to GC-19-64, meeting of June 23rd, 1964, at which time the property was recommended for commercial zoning; Mr. G. P. Moore, owner of property; Mr. Joseph G. Taylor, prospective purchaser.)

It was also brought out that Terry Drive, not shown on County Zoning Map No. 45, might in fact be a County maintained road.

A motion was made by Mr. Compton, seconded by Mr. Parker and unanimously adopted to request the County Commission to direct the Joint Planning Commission to:

1. Correct County Zoning Map No. 45 to reflect the property, zoned LC Local Commercial, now owned by Mr. Joseph G. Taylor (Reference: GC-19-64) in its correct location as fronting 175 ft. on the north side of Scranton Road and 144 ft. on the east side of Terry Drive, it being recognized that this was an unintentional error made in the preparation of the County Zoning Maps; and
2. Correct County Zoning Map No. 45 to reflect Terry Drive as being a County road, if such is determined to be the case by the Glynn County Commission.

The Acting Planning Director was requested to serve as Temporary Chairman in order that the official organization of the Planning Commission for the calendar year 1966 might be effected.

The Temporary Chairman called for nominations for the offices of Chairman and Vice-Chairman.

Mr. Compton nominated Mr. W. Wright Parker to serve as Chairman and Mr. M. A Knight was nominated by Mr. McGarvey to serve as Vice-Chairman.

No other nominations were offered.

A motion was made by Mr. Compton and seconded by Mr. McGarvey that nominations be closed and a vote taken on the above nominations.

Voting Aye: Messrs. Compton, Davis, Gale, McGarvey and Paulk.
Abstaining from Voting: Messrs. Knight and Parker.

The Temporary Chairman declared the motion that Mr. Parker serve as Chairman and Mr. Knight serve as Vice-Chairman for the calendar year 1966 to be adopted.

Chairman Parker assumed the Chair.

The Planning Commission members, individually and collectively, expressed to Mr. M. A. Knight, retiring Chairman, their deep appreciation for his untiring and unselfish efforts in serving as Chairman of the Joint Planning Commission since 1958. The members recognized his contribution of time and talent to the community as a whole through serving in this capacity from the creation of the Brunswick - Glynn County Joint Planning Commission to the present.

As the next order of business, Mr. McGarvey moved that Mr. N. S. Thompson and Mrs. Mildred W. Curtis continue in their respective positions as Planning Technician and Recording Secretary to the Planning Commission for the calendar year 1966; and, further, that Mr. Thompson continue to serve as Acting Planning Director until such time as the ^sservices of a full-time Planning Director are secured. This motion was seconded by Mr. Compton and unanimously adopted.

The members were advised that an informal meeting had been held on December 31st, 1965, for the purpose of reviewing five applications received in regard to the position of Planning Director.

After further review of the applications, it was determined that an interview be arranged for January 19th, 1966, at 9:00 a.m., in order that Mr. James B. Williams might be personally interviewed as to his qualifications and interests in filling this position.

It was determined that, due to conflict of dates with that of the next scheduled meeting of the Joint Planning Commission on February 8th, 1966, the Planning Technician not attend the second session of the Savannah Metropolitan Urban and Community Planning for Environmental Health Conference scheduled for February 8th, 9th and 10th, 1966, in Savannah, Georgia.

GC-39-65.

It was noted that the applicant, Dr. Chas. R. Cooper, had requested that this item be deferred to a later meeting.

GC-41-65.

It was noted that this request had been withdrawn by Mr. A. W. Guest, the applicant.

Meeting Adjourned at 11:00 A. M.