

REGULAR MEETING  
FEBRUARY 8th, 1966  
8:30 A. M.

---

PRESENT: Chairman W. Wright Parker, James D. Compton, Fred T. Davis,  
Neal Gale, Cormac McGarvey and R. F. D. Paulk

ABSENT: M. A. Knight and O. V. Shaw

ALSO PRESENT: Acting City Manager Mrs. Ruth Sikes and County Administrator  
Howard J. Sears

---

As the first order of business, the minutes of meetings held on January 11th, 1966, and January 19th, 1966, were approved.

---

B-1-66A and B-1-66B.

Mr. James L. Asher was present in support of two rezoning requests involving property on the north side of 2nd Street.

Mr. Frank D. Culpepper was present in support of one of these, B-1-66A: a request to rezone Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, and the western one-half of 33 in Block D of Washington Heights Subdivision. Mr. Culpepper and Mr. Roger Ricks were the applicants on this request for the rezoning of the subject lots, fronting 237½ ft. on the north side of 2nd Street between Cleburne (now closed) and Johnston Streets, from GR General Residential to LC Local Commercial. A rezoning was being sought in order that they might utilize the property for small service stores in conjunction with commercial development on the south side of 2nd Street directly across from these lots.

Mr. Asher represented the applicant, the Charles Hall Estate, for a like application, B-1-66B: a request to rezone Lots 37 and 38 in Block D of Washington Heights Subdivision. This request was for a rezoning from GR General Residential to LC Local Commercial of these two Lots, fronting 50 ft. on the north side of 2nd Street between Cleburne (now closed) and Johnston Streets. A rezoning was likewise being sought on these two lots in order that the property might be utilized for small service stores in conjunction with commercial development across 2nd Street.

Also considered was an accompanying request for consideration to be given to commercial rezoning of the remaining lots fronting on the north side of 2nd Street between Cleburne (now closed) and Johnston Streets. The Planning Technician suggested that consideration might also be given to the rezoning of the first tier of lots abutting the north side of 2nd Street between Johnston and Lee Streets.

It was the Planning Commission's feeling that commercial zoning should not encroach into the Washington Heights Subdivision as this area was one of the few available for relocation of residents from the Perry Park Urban Renewal project. Also noted was the existence of a number of substantial residences recently constructed in in the area. It was also brought out that, since there is no alley, abutting the rear of the subject property, commercial development would cause traffic congestion for loading and unloading to service any commercial development.

A motion was made by Mr. McGarvey, seconded by Mr. Gale and unanimously adopted that the two requests, identified as B-1-66A and B-1-66B, not be

recommended for rezoning to the City Commission, and, as well, not to recommend the rezoning of the additional area lying within the southern one-half of these two blocks.

---

Riverside Subdivision, Section 2.

Review was given to the preliminary plat of Riverside Subdivision, Section 2, submitted by Riverside Sales, Inc. Mr. Chas. M. Ellzey was present for this review.

It was noted that this section of the subdivision was an extension southeasterly of the existing Riverside Subdivision. It was also noted that the property within this section, like that of the original subdivision, had been made serviceable for residential purposes as a result of the filling in of marsh area.

Mr. Ellzey stated that this new section would provide 93 lots having an elevation of approximately 15 ft. He also pointed out that access to the south of this section was being provided for any future development of the abutting property.

A motion was made by Mr. McGarvey, seconded by Mr. Compton and unanimously adopted to recommend to the City Commission approval of the **preliminary** plat of Riverside Subdivision, Section 2, for final approval, subject to the following conditions:

1. The subdivider furnishing the Joint Planning Commission's Acting Planning Director two copies of written approval by the City Engineer of streets, drainage, water and sewer facilities, utilities, etc., within the subdivision;
2. The subdivider furnishing the Joint Planning Commission's Acting Planning Director two copies of written approval by the state and local Boards of Health of water and sewer facilities within the subdivision; and
3. The subdivider furnishing the Joint Planning Commission's Acting Planning Director with the completed and final original linen plat of the subdivision, as well as two copies of same.

The Acting Planning Director was instructed to inform Mr. Ellzey that upon his receiving the above, one copy of the City Engineer's approval, one copy of the Boards' of Health approvals, the completed and final original linen plat of the subdivision, and one copy of the plat would be forwarded by the Joint Planning Commission to the City Commission for its consideration and action.

---

B-2-66.

Mr. Chas. Ellzey was also present in support of an application for the rezoning of 52.6 acres lying immediately southeast of Riverside Subdivision and northwest of Terry Creek, Brunswick. Mr. Ellzey stated that a rezoning, from CP Conservation - Preservation to R-9 Residential, would permit the utilization of the subject property, as shown on the preliminary plat of Riverside Subdivision, Section 2, for single-family residential purposes on lots having a minimum of 9,000 square feet.

A motion was made by Mr. Davis, seconded by Mr. McGarvey and unanimously adopted to recommend to the City Commission the rezoning of the subject property from CP Conservation - Preservation to R-9 Residential.

---

GC-38-65.

Mr. J. E. Gordy was present in support of his application for the rezoning, from FA Forest - Agricultural (Class D Agricultural under old County Zoning Ordinance) to an industrial classification, of 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 Frasiere's Crossing. It was noted that this request had previously been deferred on December 14th, 1965, and January 11th, 1966, for lack of representation.

Mr. Gordy stated that he was seeking an industrial classification for the proposal from nearby property owners. However, Mr. Gordy stated that he preferred that his request be acted upon at this, and not a later, meeting. The members recognized that any rezoning requires the County Commission to hold a public hearing, at which time any objections could be registered to Mr. Gordy's request.

Concern was expressed that the proposed use might result in the establishment of a junk yard. It was pointed out that, as provided in the Glynn County Zoning Ordinance, a repair garage use prohibits any open storage of junk, wrecked vehicles, dismantled parts or supplies visible beyond the premises. It was further pointed out that a repair garage is a permitted use in LI Limited Industrial Districts.

A motion was made by Mr. Paulk, seconded by Mr. Davis and unanimously adopted to recommend to the County Commission the rezoning of the subject property from FA Forest - Agricultural (Class D Agricultural under old County Zoning Ordinance) to LI Limited Industrial.

---

Oriole Subdivision.

Dr. Chas. R. Cooper was present for the review of the plat of Oriole Subdivision, located south of Oriole Street and 209.92 ft. east of Robin Road, containing approximately 1.52 acres.

It was brought out that the property involved had on November 2nd, 1965, been given preliminary approval by the Joint Planning Commission for a six lot single-family residential subdivision. Dr. Cooper stated that since that date he had altered his plans and was now submitting a plat of Oriole Subdivision for a four lot duplex residential development. The Acting Planning Director advised that the original single-family subdivision proposal had not been processed any further than through the Planning Commission.

Dr. Cooper submitted copies of permits issued by the Glynn County Board of Health for the use of septic tanks within the four lot duplex subdivision proposal. Dr. Cooper stated that his plans call for the furnishing of water through the City of Brunswick Water Department.

It was noted that the one 50 ft. street contained within the subdivision was provided with a 60 ft. diameter turn-around at its southernmost end.

It was brought out that no park area would be required of this subdivision as 4% of its area would result in less than 10,000 square feet.

A motion was made by Mr. Compton, seconded by Mr. Davis and unanimously adopted to recommend to the County Commission approval of the preliminary plat of Oriole Subdivision (containing four lots) for final approval, subject to the following conditions:

1. The subdivider furnishing the Joint Planning Commission's Acting Planning Director two copies of written approval by the County Engineer of streets, drainage, utilities, etc., within the subdivision;
2. The subdivider furnishing the Joint Planning Commission's Acting Planning Director two copies of written approval by the City Engineer of water facilities within the subdivision, in accordance with the subdivider's indicating that water will be furnished by the City of Brunswick Water Department; and
3. The subdivider furnishing the Joint Planning Commission's Acting Planning Director with the completed and final original linen plat of the subdivision, and, as well, two copies of same, this completed map should have the lots correctly numbered and the name of the subdivision shown as Oriole Subdivision.

The Acting Planning Director was instructed to inform Dr. Cooper that upon his receiving the above, one copy of the County Engineer's approval, one copy of the City Engineer's approval, one copy of the septic tank permits issued by the Board of Health, the completed and final original linen plat of the subdivision, and one copy of the plat would be forwarded by the Joint Planning Commission to the County Commission for its consideration and action.

---

GC-39-65.

Dr. Chas. R. Cooper was also present in support of his application for the rezoning of an irregularly shaped tract containing approximately 1.52 acres, fronting 210 ft. on the south side of Oriole Street and lying 209.92 ft. east of Robin Road. Dr. Cooper stated that a rezoning, from R-9 Residential to GR General Residential, would permit the utilization of the subject property, shown on the preliminary plat of Oriole Subdivision, as submitted this date, for duplex residential purposes.

A motion was made by Mr. Compton, seconded by Mr. Davis and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property from R-9 Residential to GR General Residential.

---

GC-3-66.

It was brought to the members' attention that a tract, fronting 400 ft. on the east side of U. S. 17 North and containing 4.55 acres, had been incorrectly located on County Zoning Map No. 46. Reference is made to GC-39-63, meeting of December 10th, 1963, at which time the subject property was recommended for commercial zoning.

This incorrect location on the map was recognized as being an unintentional error made in the preparation of the County Zoning Maps.

A motion was made by Mr. Compton and seconded by Mr. Davis that the County Commission be requested to direct the Joint Planning Commission to correct County Zoning Map No. 46 to reflect property now owned by Suddath Moving and Storage Company in its correct location, approximately 250± ft. north of its present location on County Zoning Map No. 46.

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

The Chairman declared the motion carried.

---

GC-4-66.

Mrs. Ferol Widener, representing Mrs. Marguerite Kent, applicant, was present in support of a request for the rezoning of Lots 3 and 5 in Block 3 of Mariwood Subdivision. The property in question fronts 100 ft. on the north side of Arnold Road and has a depth of 85.7 ft.

Mrs. Widener stated that, although there were no definite plans or proposals accompanying the request, a rezoning from RR Resort Residential to LC Local Commercial was being sought in order that the property might be developed commercially, for such uses as a flower shop, beauty shop or the like. Mrs. Widener asked that consideration be given to the proximity of the King and Prince Hotel and the Surfside Motel to the property.

A motion was made by Mr. Davis, seconded by Mr. Paulk and unanimously adopted to recommend to the County Commission the rezoning, from RR Resort Residential to LC Local Commercial, of the subject property.

---

GC-5-66.

Mr. Mack Harris, applicant, and Mr. Wm. R. Killian, attorney, were present in behalf of a request for the rezoning of an irregularly shaped tract fronting approximately 49.5 ft. on the north side of Cypress Mill Road, with an approximate depth of 275 ft. along the west side of Carteret Road.

Mr. Harris stated that he was seeking a rezoning from R-9 Residential to HC Highway Commercial which would enable him to use the property involved for a small business, such as a grocery store.

It was pointed out that the westerly line of this tract was the City Limit Line of the City of Brunswick and that the property to the west of the subject tract is zoned HC Highway Commercial under the City's Zoning Ordinance. Mr. Killian stated that this request would in actuality be a logical extension of an existing HC commercial area. The approximate depth of 275 ft. was shown to be in line with the depth of the area zoned HC immediately to the west of the subject tract. It was also shown that the subject tract is the only area not zoned HC Highway Commercial between Altama Avenue and Carteret Road on the north side of Cypress Mill Road.

A motion was made by Mr. Davis, seconded by Mr. Paulk and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property from R-9 Residential to HC Highway Commercial.

---

The Chairman advised the members that he had received notification from Mr. James B. Williams that he was accepting the position of Planning Director to the Brunswick - Glynn County Joint Planning Commission and would assume his duties on August 1st, 1966.

---

The members were advised that Glynn County's new Zoning Ordinance had become effective on February 1st, 1966. Newspaper copies of this ordinance were distributed to the members.

---

County Administrator Sears advised that he had reviewed the proposed Subdivision Ordinance for Glynn County, as prepared by the Joint Planning Commission, with the County Engineer, the County Building Official, the County Superintendent of Public Works, and Mr. J. H. Ringeling, engineer. As a result of this review, a number of changes had been recommended by this group.

Mr. Sears stated that, in his opinion, more study should be given to certain aspects of the regulations. He suggested that the Planning Commission staff review these recommendations prior to any changes being made on the copies of the proposed regulations which will be furnished to the Planning Commission for its review and study. Mr. Sears further suggested that the Planning Commission hold a special meeting in the near future for the purpose of further studying and reviewing of the subdivision regulations along with the suggested changes. He also said that copies of the text with an addendum of recommended changes should be furnished to the Planning Commission members and other appropriate officials at least one week prior to the study and review meeting in order that they might acquaint themselves with the text in relation to the recommended changes. It was noted that it would be advisable to also invite appropriate City officials to meet with the Planning Commission and the appropriate County officials for a final review of these regulations. It was also noted that after this review a revised proposed subdivision ordinance for Glynn County would be submitted to the Glynn County Commission for its consideration.

---

It was determined that, in view of the increasing number of applications being received for rezonings in the City and County, that special planning sessions be held by the Planning Commission.

The fourth Tuesday of January, April, July and October, at 8:30 a.m., was established for the dates and time for the holding of such planning sessions on a quarterly basis.

Inasmuch as the fourth Tuesday in January had already passed, the members agreed to hold their first planning session on February 22nd. It was suggested that the Glynn County Board of Appeals be invited to this session in order to review the purposes and duties of this newly created board and of the Planning Commission in their relationship to each other.

---

Meeting Adjourned at 11:15 A. M.