

REGULAR MEETING

MAY 2nd, 1967

8:30 A. M.

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PRESENT: Chairman Neal Gale, James D. Compton, Otto Johnson, Jr.,  
M. A. Knight, Cormac McGarvey, Brantley O'Quinn,  
R. F. D. Paulk and James L. Wiggins

ALSO PRESENT: Planning Director James B. Williams and County Administrator  
Howard J. Sears

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Upon a motion made by Mr. Compton and seconded by Mr. Wiggins the Minutes of the Regular Meeting held on April 11th, 1967, were approved.

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Official By-Laws:

Proposed amendment to the "Official By-Laws for the Brunswick - Glynn County Joint Planning Commission".

It was proposed by the Chairman that the Commission consider changing the date of the regular meetings from the second Tuesday of each month to the first Tuesday in order to avoid certain conflicts that have arisen.

A motion was made by Mr. Compton, seconded by Mr. Wiggins and unanimously adopted that Paragraph 1 of Article II of the "Official By-Laws for the Brunswick - Glynn County Joint Planning Commission" as adopted on November 10th, 1959, be amended to read as follows: "1. The regular meetings of the Planning Commission shall be held on the first Tuesday of each month at the official Planning Commission headquarters."

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GC-9-67-JPC:

Recommendation of the Planning Director to rezone an area on the northeast side of the Old Jesup Highway, between Canal Road and Cate Road, from R-9 Residential to Forest - Agricultural.

The Planning Director pointed out that the area is predominately rural and agricultural rather than residential, and strict enforcement of the Ordinance would create an undue hardship for many property owners.

Messrs. Bearden, King and Clark, property owners in the area in question, presented a petition bearing the signatures of 20 property owners who supported the proposed rezoning.

A motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend to the Glynn County Commission that the subject property be rezoned from R-9 Residential to Forest - Agricultural, excepting that area presently zoned LC Local Commercial on the northwest corner of Yarnel Drive and the Old Jesup Highway.

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GC-8-67:

Request to rezone, from General Residential to Local Commercial, a tract on the southwest corner of Altama Avenue and Washington Boulevard.

Jarvis Wood, applicant, was accompanied by his attorney, W. N. Little. The rezoning was requested in order to permit the erection of a 2-unit, 3050 square-foot

building for offices or for servicing small appliances. A sketch plan was submitted showing the location of the proposed building as well as off-street parking and loading. It was noted that the area was predominately commercial already.

A motion was made by Mr. O'Quinn, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission that Lots 19 and 20, Block A, in Washington Square Subdivision, along with that portion of the 30-foot strip parallel to Altama Avenue in front of Lots 19 and 20, be rezoned from General Residential to Local Commercial.

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Altama Area Study:

Proposed study of the land use and zoning along Altama Avenue from the City Line to Glynco.

In reviewing the preceding rezoning request, the Commission noted the ever-increasing trend of commercial development along Altama Avenue. In view of the fact earlier plans for the area recommended that commercial development be held to a minimum, it was generally felt that additional analysis is now in order

A motion was made by Mr. O'Quinn, seconded by Mr. Johnson and unanimously adopted to have the Planning Director study the area in the vicinity of Altama Avenue between 4th Street and Glynco and make a report on how this land should be developed in the future.

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B-5-67:

Request to rezone, from R-9 Residential to Highway Commercial, a triangular shaped tract at the intersection of Cypress Mill and Community Roads, fronting about 636 ft. on Cypress Mill Road, fronting about 784 feet on Community Road, and containing about 4.7 acres.

Elliott Robinson, applicant, proposed to develop the property commercially because it is adjacent to other commercial land and is unsuitable for residential use.

Ben T. Ramsey and Noble W. Sorrow, nearby property owners, opposed rezoning because of hazardous traffic conditions existing at that intersection.

A motion was made by Mr. Wiggins, seconded by Mr. O'Quinn and unanimously adopted to defer action on the subject request until a study is made of the traffic problems in that area and recommendations for future action are presented.

A motion was then made by Mr. Wiggins, seconded by Mr. O'Quinn and unanimously adopted to have the Planning Director conduct the study of the traffic problems in the vicinity of the intersection of Cypress Mill and Community Roads and present recommendations to the Planning Commission as soon as possible.

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GC-10-67:

Request to rezone, from R-9 Residential to TR-9 Residential, property on the west side of Dees Drive.

J. W. Jacobs, applicant, was accompanied by his attorney, Jack Griffith. The rezoning was desired in order to allow use of a mobile home on the land until a conventional residence could be constructed. The proposed change was endorsed by a petition signed by 22 property owners in the vicinity.

A motion was made by Mr. Knight, seconded by Mr. McGarvey and unanimously adopted to recommend to the Glynn County Commission that Lot 10 of Parade Rest Subdivision, fronting 85 ft. on the west side of Dees Drive about 735 ft. north of Ga. 303, be rezoned from R-9 Residential to TR-9 Residential.

Another motion was then made by Mr. Knight, seconded by Mr. McGarvey and unanimously adopted to have the Planning Director study the area along Dees Drive and make recommendations as to the feasibility of extending the TR District.

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GC-11-67:

Request to rezone, from Basic Industrial to Highway Commercial, two tracts identified as follows:

1. A tract of 6.1 acres, fronting 600 ft. on the south side of U. S. 17, about 3.6 miles southeast of the intersection of U. S. 17, and Ga. 303; and
2. A tract of Lots 2, 3 and 4 of Block A of Colonel's Island Subdivision together with the land lying between the eastern boundary of these lots and the mean low water mark of the tidal stream or basin lying to the east.

M. E. Thompson, applicant, was accompanied by his attorney, R. A. Sapp, as well as Messrs. Smith, Wood and Jones. The purpose of the rezoning was to allow construction of a motel and related facilities. A letter from Mr. Robert Norman, Chairman of the Georgia Ports Authority, was submitted, stating that there were no objections to the proposed rezoning on the part of the Authority.

A motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to recommend to the Glynn County Commission that the subject properties be rezoned from Basic Industrial to Highway Commercial.

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GC-12-67:

Request to rezone, from R-9 Residential to Highway Commercial, two tracts identified as follows:

1. A tract fronting 106 ft. on the east side of U. S. 17 about 319 ft. north of Cypress Mill Road; and
2. A tract fronting 101 ft. on the west side of U. S. 17 about 319 ft. north of Cypress Mill Road.

J. W. Avera, representing the applicant, the Meadco Co., stated that the purpose of the proposed rezoning was to allow the repair of the existing building for use as a restaurant and permit the development of the rest of the property for other commercial uses.

The County Administrator pointed out that a considerable amount of the area of the two tracts, including the existing building, lies within the proposed new right of way for U. S. 17 and will eventually have to be condemned.

The Planning Commission felt that the existing building could function as proposed without rezoning as it is a valid non-conforming commercial use.

A motion was made by Mr. Johnson, seconded by Mr. Paulk and unanimously adopted to recommend to the Glynn County Commission that the westernmost 96.5 ft.

The possibility of obtaining Federal financial assistance for these studies was being investigated.

A motion was made by Mr. McGarvey, seconded by Mr. Compton and unanimously adopted to accept the Mayes, Sudderth & Etheredge proposal and authorize the Chairman and the Planning Director to enter into the necessary contracts.

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Merger with Coastal Area Commission:

In accordance with the instructions of several of the Commission members, the Planning Director submitted a report on a proposed agreement that would merge the Joint Planning Commission and the Coastal Area Planning and Development Commission.

The report brought out numerous instances where the proposed agreement was either incorrectly drafted or was in variance with the conditions previously stipulated by the Joint Planning Commission for such a merger at its meeting on August 30th, 1967.

A motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to withhold any action on the proposed agreement until it was modified and again submitted for review and approval.

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Resolution regarding the Relocation of Ga. 32:

In a request from the Chamber of Commerce the Joint Planning Commission was urged to endorse a resolution adopted by the Glynn County Commission in 1965 regarding plans to relocate Ga. 32. The relocation would reduce the mileage to Brunswick along this road and would also greatly enhance the industrial potential of Hermitage and Oak Grove Islands. Such a change would be in accordance with the Major Thoroughfare Plan.

A motion was made by Mr. Compton and seconded by Mr. McGarvey that the Joint Planning Commission adopt the following Resolution and transmit it on to the County Commission for appropriate action:

WHEREAS, an extension of SR 1876 northwestwardly to SR 99 in the vicinity of Anguilla would cut the distance from Anguilla to SR 1876 by approximately three miles, and would make accessible industrial sites on Hermitage Island and the Sterling area; and

WHEREAS, the savings would facilitate truck haul of pulpwood to Brunswick from the Hortense - Thalmann area along Route 32; and

WHEREAS, the final location of Interstate 95 contributes to the desirability of the proposed cutoff;

THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Brunswick - Glynn County Joint Planning Commission assembled in regular session that steps to have the following described road approved in the Federal-aid Secondary System of Georgia and thereby be made eligible for improvement with Federal and State Funds if and when they become available:

Beginning at SR 1876 and SR 28 and extending