

REGULAR MEETING

JULY 11th, 1967

8:30 A. M.

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

ABSENT: James L. Wiggins

ALSO PRESENT: Planning Director James B. Williams and City Manager
J. E. Hulse, Jr.,

Upon a motion made by Mr. Compton and seconded by Mr. Johnson, the minutes of the Regular Meeting held on June 6th, 1967, and a Called Meeting held on June 13th, 1967, were approved.

The Chairman pointed out that the proposed planning program for 1968 had been thoroughly reviewed at the Called Meeting of June 13th, 1967. However, due to the fact that there were not sufficient members present to constitute a quorum, its action at that meeting was not official.

Consequently, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to ratify the action taken on June 13th, 1967, with respect to the proposed planning program for 1968.

GC-15-67:

Request to rezone, from Forest - Agricultural to Basic Industrial, an irregularly shaped tract in the Pyles Marsh area, bounded on the south for 861 ft. by the Atlantic Coast Line Railroad, located about 1,190 ft. east of the New Jesup Highway (U. S. 341), and containing approximately 20 acres.

Upon a motion made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted the Planning Commission ratified its action of June 13th, 1967, to recommend to the Glynn County Commission the rezoning of the subject property to Basic Industrial, provided that sufficient buffer strips are maintained to protect surrounding property owners from the noise, smoke and generally unsightly conditions that are anticipated.

GC-16-67:

Request to rezone, from R-12 Residential to Local Commercial, Lots 1, 2, D and E of Hickox Subdivision, said property fronting approximately 493 ft. on the north side of Community Road and 267.8 ft. on the east side of the Old Jesup Highway.

Mr. Harry C. Jones, applicant, was accompanied by his attorney, Mr. Lloyd E. Grimes. Mr. Grimes stated that the County Commission had, on August 18th, 1965, at Mr. Jones' request rezoned the property for commercial use, but that upon enactment of the County's new Zoning Ordinance in February of 1966 the property had been given a residential classification.

It was brought out that the Joint Planning Commission had in 1965 recommended to the County Commission that the property not be zoned for commercial use.

It was further brought out that only Lots D and E were rezoned in 1965 and as a result the pending request encompasses approximately twice as much property as rezoned at that time.

A motion was made by Mr. Compton and seconded by Mr. O'Quinn that the Joint Planning Commission recommend to the Glynn County Commission the rezoning of the subject property to Local Commercial inasmuch as the County previously rezoned Lots D and E for commercial use over the Planning Commission's unfavorable recommendation and will probably desire to extend approval to include all 4 lots.

Voting Aye: Messrs. Compton, Johnson, McGarvey, O'Quinn and Paulk.

Voting Nay: Mr. Knight.

The Chairman declared the motion carried.

B-6-67:

Request to rezone, from General Residential to Local Commercial, the northwesternmost portion of Town Commons Lot 95 between Cochran and Stonewall, fronting 45 ft. on the east side of Cochran Avenue and 100 ft. on the south side of K Street.

It was noted that this request had been deferred on June 6th, 1967, due to lack of representation.

Mr. A. V. Grantham was present as agent for the applicant, Mrs. Margaret H. Burke. Mr. Grantham stated that he had contracted with Mrs. Burke to raze a frame store on the site and to replace it with a concrete block store. After removing the wooden structure he applied for a building permit and was informed that as the property is zoned residential he could not replace a non-conforming use. He further stated that with the proposed new store there would be sufficient area for off-street parking.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the City Commission the rezoning of the subject property to Local Commercial.

GC-14-67:

Request to rezone, from Forest - Agricultural and Conservation - Preservation to General Industrial, approximately 779 acres (53 acres highland and 726 acres marshland) fronting 948 ft. on the east side of U. S. 17, bounded on the north by the "Ranch" and lands of Rebecca Turton, bounded on the south by the "Ponderosa Mobile Home Park" and lands of George and Emma Helmich, extending from U. S. 17 to McKay River, and being identified as the John Laws Tract, approximately 5 miles north of Brunswick.

It was noted that this request had been deferred on June 6th, 1967, due to lack of representation.

Mr. J. H. Ringeling was present to represent Marina Developers, Inc., applicant. Although no detailed plans were submitted with the request, Mr. Ringeling stated that a group in New Jersey was interested in developing the property industrially, particularly along the approximate 1½ miles of water-front on the Intra-coastal Waterway. This project would require extensive marshland reclamation and the construction of bridges over Grant Creek.

It was the general feeling of the members that any industrial development in that area of the County should be in carefully planned industrial districts and restricted to those industries which would not adversely affect the surrounding environment.

A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to defer action on the subject request until more detailed plans are available to adequately represent the nature and extent of the proposed development.

It was suggested that the applicant work with the Planning Director in preparing a planned industrial district in accordance with existing provisions of the Glynn County Zoning Ordinance.

GC-17-67 and GC-20-67:

Requests to rezone, from R-6 Residential to Highway Commercial, 2 adjacent tracts of land forming a triangular parcel bounded on the east by Norwich Street Extension (U. S. 341), on the southwest by the Southern Railway Spur and the Old Dixie Highway (Ross Road), and lying immediately north of that area presently zoned Highway Commercial north of 9th Street.

Mr. Gerald Zell, applicant (GC-17-67), was present in support of the rezoning of the northern portion of the above parcel and Mr. Wm. H. Brown was present in behalf of the applicant, Mr. S. Hadley Brown (GC-20-67), in support of the rezoning of the southern portion of the above parcel.

The applicants were both seeking a rezoning in order to permit continued commercial use of the property, pointing out that it was presently unsuitable for residential purposes.

The Planning Commission considered the two applications as one unit inasmuch as they applied to contiguous pieces of property and were requesting the same zoning classification.

A motion was made by Mr. O'Quinn, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject properties from R-6 Residential to Highway Commercial.

GC-18-67:

Request to rezone, from General Industrial to Highway Commercial, an irregularly shaped tract of land in Knight Industrial Park, fronting 203.64 ft. on the east side of Knight Street approximately 940.9 ft. north of Cedar Street.

Mr. Ralph M. Fairman, applicant, was present and stated that a rezoning was being sought to a Highway Commercial classification as the subject property, containing approximately .578 acres could not meet the minimum 1 acre lot area required in General Industrial Districts. He added that the tract was sufficient in size to meet the needs of Ryder Truck Rental, the prospective purchaser, for use as a truck depot and service station. Mr. Fairman further stated that the truck rental company preferred to seek a rezoning of the property rather than an exception through the Board of Appeals.

A motion was made by Mr. Paulk, seconded by Mr. McGarvey and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property to Highway Commercial.

GC-19-67:

Request to rezone, from General Industrial to Highway Commercial, a triangular tract in the Forks area fronting approximately 564.9 ft. on the southeast side of the Old Jesup Highway and approximately 480 ft. on the northwest side of the Southern Railroad right of way.

Mr. Wm. Downey was present on behalf of the applicant, Southeastern Investment Trust. He stated that a rezoning was being sought in order that an existing non-conforming use on the property might become conforming and the remainder of the property be developed commercially. He indicated that the company had definite commitments for additional commercial uses on the tract and that it was ready to

commence construction immediately.

A motion was made by Mr. Johnson, seconded by Mr. O'Quinn and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property to Highway Commercial.

GC-21-67:

Request to rezone, from R-12 Residential to Highway Commercial, a tract of land lying north of Belle Point Parkway, east of U. S. 17, south of a drainage ditch and northwest and west of Lots 1 through 9 of the proposed Revision of Section 1, Area "A", of Belle Point Subdivision.

Mr. J. H. Ringeling was present in behalf of the applicant, Belle Point Plantation, Inc. Mr. Ringeling stated that the Federal Housing Authority had rejected the layout of Lots 1 through 9 on the original plans for this portion of the subdivision due to their excessive depths. Consequently, a revision of the area encompassing these lots was being prepared. Such a revision would leave an area between that indicated as "Reserved for Commercial" on the original plan and the revised lots. He stated that at this time the company was seeking a rezoning of this additional area as well as that designated for commercial use in order to permit commercial development of highway frontage. He added that, of the lots involved, only Lot 1 had been sold, and that its dimensions would not be affected by the proposed change. No information on the uses of the proposed commercial property was submitted.

During the course of the meeting the owner of Lot 1 registered via telephone objections to a commercial zoning.

A motion was made by Mr. Johnson, seconded by Mr. O'Quinn and unanimously adopted to defer action on the subject request until more detailed information is provided by the applicant and a revised plat of the subdivision showing all modifications to existing lots, streets and drainage patterns is submitted for review at the same time.

Progress Report on Consultant Activities under Contract:

The Planning Director reported that the consultants, Mayes, Sudderth & Etheredge, Inc., have prepared drafts of the economy, housing and population reports. He advised that he would be in Atlanta on July 12th and 13th, 1967, in order to review the drafts with the consultants. He anticipated that within a week these summary reports would be ready for review by the Planning Commission.

Rescheduling Regular Meeting Date:

In view of the fact that the Planning Director would be in Detroit, Michigan, at the time of the next scheduled meeting, the regular meeting date for the month of August was rescheduled for August 8th, 1967.

Proposed Use of Municipal Building for Planning Offices:

The City Manager advised the Commission that there were presently no funds available to provide office space for either the Coastal Area Commission or the Joint Planning Commission in the basement of the Municipal Building.

Water and Restroom Facilities for Old City Hall:

The City Manager also advised the Commission that money was available for the necessary sanitary improvements on the second floor of the Old City Hall and that such improvements would be made as soon as possible.

Meeting Adjourned at 10:00 A. M.