

REGULAR MEETING

NOVEMBER 7th, 1967

8:30 A. M.

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

ABSENT: Cormac McGarvey

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

B-7-67:

Request to rezone, from R-6 Residential to LI Limited Industrial, that portion of the 45 Acre Tract Subdivision bounded 206 ft. on the east by Cochran Avenue and 181.5 ft. on the north by Second Avenue.

Mr. F. M. Bowen, applicant, was present in support of this request and stated that he was seeking a rezoning in order that he might construct a storage building to be used in connection with his general contracting business. He stated that he had owned the property for approximately 13 years but that the City's new zoning ordinance had changed the zoning character of the property, resulting in two small storage buildings existing thereon becoming non-conforming uses.

A delegation appeared and presented a petition registering opposition by fifty-five property owners in the vicinity of the Bowen property. The objectors took the position that such an industrial rezoning would be detrimental to the value of the residential properties in the immediate vicinity of the Bowen property, would adversely affect the residential character of the entire southern section of the City, and would create a precedent for additional encroachment by industrial or commercial uses in the area.

In view of the objections presented and the fact that the proposed use of the property is not in compliance with the over-all comprehensive plan for the City of Brunswick, a motion was made by Mr. Wiggins and seconded by Mr. Johnson to recommend that the City Commission deny the subject request.

Voting Aye: Messrs. Compton, Johnson, Knight, Paulk and Wiggins.

Voting Nay: Mr. O'Quinn.

The Chairman declared the motion carried.

GC-33-67:

Request to rezone, from R-9 Residential to TR-9 Temporary Residential, Lot No. 2 of Sherwood Subdivision fronting 225 ft. on the north side of Cypress Mill Road approximately 2,559 ft. west of U. S. Highway 17.

Mr. Clyde F. Nix, Jr., applicant, was present in behalf of this request and stated that he has been unable to obtain a building permit for the use of his property, as it lies within the proposed right of way for the I-95 Connector to U. S. Highway 17. He said he was seeking a TR-9 classification in order that until plans are completed and construction commenced on the connector he would be able to use the property for temporary trailer rental spaces.

A number of nearby property owners appeared and expressed their objections to the subject rezoning, pointing out that such use of this land would be detrimental to their residential property. It was further pointed out that deed restrictions preclude the use for anything other than a single-family residence.

It was pointed out that Mr. Nix could attempt to dispose of his property for right of way purposes as a hardship case.

A motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend that the County Commission deny the subject request.

GC-34-67:

Request to rezone, from R-20 Residential to GR General Residential, that portion of Block A of Blythe Island Subdivision, Section B, fronting 439.6 ft. on the southwest side of Blythe Island Drive, approximately 200 ft. north of East - West Boulevard and containing approximately 1.7 acres.

Mr. James F. Heyman, applicant, was present in support of this request and stated that a rezoning to GR General Residential would permit an existing non-conforming duplex to remain and also allow the donstruction of another duplex. He pointed out that the residence in which he lives would be between the proposed and existing duplexes, which would insure his being able to see that the surrounding property is adequately maintained.

It was pointed out that the surrounding property in this vicinity was principally undeveloped land which would not be adversely affected through use of the Heyman property for multi-family purposes.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to recommend to the County Commission the rezoning of the subject property from R-20 Residential to GR General Residential.

GC-35-67:

Request to rezone, from R-9 Residential to MH Mobile Home Park, that irregularly shaped tract on the north side of Emanuel Farms Road between and fronting 894.33 ft. on the west side of U. S. Highway 17 and 994.7 ft. on the east side of Carteret Road.

Mr. Vincent Dobbs, representing the applicant, Mr. Francis Shurling, was present in behalf of this rezoning request. Mr. Dobbs presented a plan for a proposed mobile home park containing 412 spaces to be developed as a planned community. The property involved contains a total of about 60 acres of which 2 acres would be designated for recreational use. He said that to date the proposal had not received approval of the County Engineer and Board of Health but that he had contacted Mr. Joe Roberts with respect to using the existing Beverly Shores water and sanitary sewer facilities immediately north of the proposed development.

Mr. Dobbs stated that 2 portions of the tract fronting on U. S. Highway 17 were being excluded from the subject request, as tentative plans call for future commercial use of these portions to service the needs of the inhabitants of the park.

Mr. Roberts was present and expressed concern over the quality of the proposed park and the handling of the drainage problems:

Also, other nearby property owners to the south of and across Carteret Road appeared to express concern over the affect a mobile home park in this location would have on their property values.

Mr. Dobbs assured the Planning Commission that all proper specifications would be strictly adhered to. He also agreed to donate his share of all necessary rights of way and easements.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to recommend to the County Commission the rezoning, from R-9 Residential to MH Mobile Home Park, the subject property but expressly excluding therefrom those areas shown on the submitted plot plan and designated as "Future Business"; such rezoning recommendation being subject to the required approval of the Glynn County Engineer and Board of Health and subject to the detailed plans for development of a mobile home park being approved by the Planning Director.

Sea Palms:

Request for approval of portion of subdivision for golf villas in accordance with the master development plan.

Mr. Wm. J. (Sonny) Bryan, representing the developers of the Sea Palms Planned Development appeared to present a proposed layout for golf villas in the northeast corner of the subdivision. He stated that the villas would be constructed in increments of 10, as needed. In the future other portions of the area could also be used for condominiums and apartments.

The Planning Director pointed out that the zoning of the area of the subdivision in question permitted its use for golf villas, condominiums and apartments.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to recommend that the County Commission approve the development of golf villas in accordance with the over-all approved plan.

East River Cutoff:

The Planning Director distributed copies of a letter received from the Corps of Engineers advising that a public hearing would be held on November 21st, 1967, at 10:00 a.m., in the Federal Court Room of the Federal Building, relative to proposed plans to construct earth dams across East River and Academy Creek. Copies of a map depicting the location of these barriers connected by an earth dike and the location of a marsh canal connecting Academy Creek and East River were also distributed.

It was suggested that all members, if possible, attend this important hearing as it not only concerns the reduction of shoaling in East River in the vicinity of the port terminals but could possibly adversely affect shrimpboat dockage.

Announcements:

The members were advised of the North Glynn Improvement Association meeting to be held at 8:00 p.m. this date at the Jane Macon Auditorium with Lt. Gov. Geo. T. Smith as guest speaker.

Also, it was announced that new restroom facilities have been completed on the second floor of the Old City Hall for Joint Planning Commission use.

Commissioner Johnson again expressed concern relative to the merits of residential usage of property abutting Altama Avenue. It was suggested that the Planning Director make a study with recommendations as to the proper usage of land abutting Altama Avenue from 4th Street to NAS Glynco.
