

BRUNSWICK - GLYNN COUNTY  
JOINT PLANNING COMMISSION

MARCH 6, 1979

9:00 A.M.

Present: Billy R. Gibson, Chairman  
Gerald Atkinson  
Johnie O. Boatright  
Margaret A. Brown  
W. W. Crosby  
Andy Haman  
Bill Hicks

Absent: Harry I. Driggers

Also Present: Roy Dudark, Assistant Director  
Frank Kurchinski, Planner

Chairman Gibson called the meeting to order and gave the invocation.

Upon a motion made by Mrs. Brown and seconded by Mr. Atkinson, the Minutes of the February 20, 1979 Meeting was unanimously adopted.

GC - 8 - 79

Request to rezone, from R-9 One-Family Residential to LC Local Commercial, a tract containing approximately 15,000 square feet located 164 feet west of the southwest corner of the intersection of Deloach Street and Norwich Street Extension

Mr. Joseph Chaney, Applicant, was present for review of the above request.

It was noted that the proposed use of the subject property is for an Art and Glass Grant Shop.

Mr. Kurchinski pointed out the location of the subject property on the map. He stated that the subject property is located abutting a substantial commercial use and that to the south, north, and west of the property is zoned R-9 One-Family Residential and to the east is Highway Commercial zoning. He suggested that this Local Commercial rezoning as requested would be a good buffer between the Highway Commercial and Residential uses.

Mr. Kurchinski then stated that the staff feels that the subject property is commercial in character and recommended that this request be recommended for approval.

It was noted that no one was present to object to this rezoning request.

Motion was made by Mr. Haman and seconded by Mr. Atkinson and unanimously adopted to recommend approval of the above request to LC Local Commercial in that the property is commercial in character, and further such a rezoning to Local Commercial will serve as a good buffer between the Highway Commercial and Residential properties.

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B - 3 - 79

Request to rezone, from R-6 One-Family Residential to HC Highway Commercial, the property located at the southeast corner of the intersection of Albany Street and 4th Avenue in the south-end of Brunswick

Attorney Jack Lissner was present to represent the above request submitted by Builders Supply Corp.

Mr. Kurchinski stated that the proposed use for the subject property is for a Jack's Minit Market with self-service gasoline pumps.

Mr. Kurchinski then explained that this same property was requested for rezoning in 1971 to Local Commercial zoning; however, the request was denied for the following reasons: 1) the proposed commercial use of the property involved is contrary to the established Land Use Plan for the City of Brunswick; and 2) the applicant was aware of the residential zoning of the property at the time of purchase. Then in 1975, a request was again sought for rezoning to Local Commercial, action was for denial as the requested rezoning would be detrimental to the residential character of the south-end area of Brunswick.

Mr. Kurchinski then pointed out that the staff recommends denial of this request based on the following reasons:

- The neighborhood as shown on the City of Brunswick's Land Use Plan is residential and has remained as such since 1965 with no commercial encroachment since that time (14 years). The residential integrity of the neighborhood and the Land Use Plan has remained intact.
- The 1965 Land Use Plan designated the Railroad Tracks as the natural buffer between industrial and commercial uses and the residential area. The City has planted a buffer strip along this line. If the rezoning were granted no buffer would exist between the proposed commercial use and the existing residential properties.
- The property has substantial value as residential property. As it exists the parcel can be divided into four lots - without going through any regulation changes. The average value for such lots in 1977, according to the tax valuations in the adjacent neighborhood, is \$5,000 per lot creating a tract value of \$20,000. Thus the property's value is not impaired as a result of its zoning classification and retains value as such. The total returned tax valuation of the parcel presently is \$9,900.
- Use would be an encroachment and detrimental to the neighborhood.

- The potential impacts upon the neighborhood by the introduction of commercial activity is assessed detrimentally as follows:
  - a) an increase in taxes is likely due to the potential commercial influence on the parcels adjacent to the one in question;
  - b) disruption to local traffic, both residential and industrial on Albany Street;
  - c) potential bright and disruptive lighting at night;
  - d) potential for increased neighborhood crime due to the nature of the business;
  - e) increased noise within the neighborhood;
  - f) introduction of trash in the vicinity as a result of potential eating customers utilizing the store as a lunch or dinner facility during shift changes; and
  - g) the rezoning if granted would increase traffic through the neighborhood as workers utilize the store and gasoline pumps.

Mr. Dudark further pointed out that the staff feels that the effects of the zoning change and proposed use at this location could not be confined to the property as such would create a hardship on the neighborhood; therefore, the staff recommends denial of the request.

Attorney Jack Lissner stated that the subject property involved is not suitable for use as a residential development due to the railroad track being adjacent to the property and traffic in the area. He further stated that he does not feel a convenience store in the area would lower the property values of the neighboring residential property. Mr. Lissner pointed out that he lives within two blocks of a convenience store of this type and does not feel traffic has increased in that area.

Mr. Lissner then stated that the construction of a convenience store would be an asset to the neighborhood in that the existing structure on the property would be removed. He stated that, if rezoned, the owner, Mr. Jack Hart, would construct the Jack's Minit Market in keeping with the neighborhood and would welcome input from the neighbors. He then pointed out that the general office for Jack's Minit Markets will be relocated at the end of 4th Avenue and that this store would be convenient for effective management.

A considerable number of property owners from the south end of Brunswick were present to express opposition to this request. Mr. Vito Milian presented a petition bearing the signatures of 90 property owners stating that they object to this request. Everyone present was given the opportunity to state their objections. Their objections were that such a rezoning would create noise, traffic, trash and crime, and further, this commercial rezoning would be an encroachment into their residential neighborhood.

After the above discussion, motion was made by Mr. Haman, seconded by Mr. Atkinson and unanimously adopted to recommend denial of this rezoning request for the reasons stated by the Planning Commission staff, listed above.

Brunswick Port Expansion and Waterfront Study

Mr. Dudark gave each of the Members a copy of the contract with Roberts & Eichler, Inc. He pointed out that the above firm will work on the Brunswick Port Expansion and Waterfront Study. He stated that the Planning Commission staff is prepared to go ahead with the work and recommended that the Planning Commission enter into contract with this firm to make such a study. He then stated that funding for future engineering analysis and public improvements would be sought following completion of this plan in June of this year.

Thereupon, motion was made by Mr. Boatright, seconded by Mr. Crosby and unanimously adopted that the Chairman be authorized to sign the contract with Roberts & Eichler, Inc., after review and approval of the Contract by the Chairman.

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St. Simons Comprehensive Plan - Environmental Element

Mr. Dudark explained that at the last Planning Commission meeting the Members were presented two (2) proposals, one was from the firm of Rob Fisher and Associates and the other from Environmental Science and Engineering (ES & E). He pointed out that the proposal from Rob Fisher and Associates was in the amount of \$9,000 and ES & E was for \$10,000. He then stated that the staff feels that the firm of Rob Fisher and Associates would produce more for the money and the staff would not have to provide as much work and time as with ES & E.

Mr. Dudark then stated that Reynolds, Smith & Hills would be responsible for overseeing the work done by Rob Fisher and Associates. He pointed out that a change in the contract with Rob Fisher and Associates has been made reflecting this relationship in Section 1.1.2.

Motion was made by Mr. Haman, seconded by Mr. Hicks and unanimously adopted that the proposed change in Section 1.1.2 be approved, and further that the Chairman be authorized to sign the Contract with Rob Fisher and Associates.

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Mr. Haman submitted a problem to the Planning Commission regarding the illegal dumping of garbage. A number of suggestions were made as to possible ways of eliminating this problem. Mr. Haman stated that the County can not be expected to attract tourist dollars when garbage is spread all over the County Highways. It was suggested that a Ordinance be adopted to help eliminate this problem. It was noted that this problem would be looked into further and that possible ways of responding to the problem would be presented at a future meeting.

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Mr. Kurchinski then gave a brief background report on the rezoning request of Ross Property on Blythe Island (GC-31-78). He pointed out that the Planning Commission recommended denial of this request on December 5, 1978. The application was then sent to the County Commission for their action. The County Commission took action on the request on January 16, 1979, and denied the request. Mrs. Ross states that the County Commission took illegal action on her request. She states that she requested that her application be postponed until a later meeting, therefore, she was not present to represent the application. The applicant's attorney petitioned the County Commission to reconsider the request on February 1, 1979, and reverse their former action. At that meeting, the applicant's attorney asked that this request be considered in the Joint Planning Commission's Mobile Home Study. Therefore, staff is unclear as to the responsibility of the Planning Commission at this time for the following reasons:

- 1) the Ordinance specifically says that once action is taken by the JPC an applicant cannot request a rezoning for the same piece of property within a 12 month period;
- 2) the County Commission can initiate such a rezoning request; however, they did not specifically in this case;
- and 3) the County Commission also did not rescind their former decision for denial.

Mr. Kurchinski pointed out that legal assistance will be sought from the County Attorney on this matter.

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In that all business had been completed, meeting was adjourned at 10:15 a.m.

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Deborah B. Chapman  
Administrative Assistant

March 6, 1979