

CALLED MEETING

THE BRUNSWICK-GLYNN COUNTY JOINT PLANNING COMMISSION

APRIL 20th, 1971

8:30 A. M.

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PRESENT: Chairman Neal Gale, James Hancock, Otto Johnson, Jr., James D. Compton, and John Baldwin.

Absent: Dorman McDonald, Cormac McGarvey and Harry Driggers.

ALSO PRESENT: Director Eric P. Thompson

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Chairman Gale called for order and explained that the purpose of this meeting was to review the Planning Commission's previous action of April 6th with respect to amending the Sea Palms Planned Development.

At its meeting of April 6th, 1971, the Joint Planning Commission approved Sea Palms request to place an administrative type building at the corner of Palm Drive and Federica Road. However, through error, the request was not advertized and, therefore, the objectors to the proposal had not been notified.

The Director explained that this requested amendment to a Planned Development had been processed according to past procedures. Only after carefully studying the text of the Zoning Ordinance, was it learned that amendments to Planned Development Zonings must be processed in the same manner as rezoning applications.

Mr. W. J. "Sonny" Bryan, Executive Vice-President of Sea Palms, was present and again explained his company's plans to construct an administrative building. Mr. Bryan stated that his company has no intentions of doing anything which would be detrimental to the property owners in Sea Palms.

Mr. Sam Cofer and Mr. Henry Dorn were present to express opposition to the proposal. Mr. Cofer explained that he was representing his son, Donald Cofer, who owns a home in the immediate vicinity. Mr. Cofer felt that the building would devalue his son's property because of the Commercial use of the building. Mr. Dorn agreed with this opinion and stated that a great deal more traffic would be generated by the proposed use.

Mr. Compton asked whether any attempt had been made to notify the property owners in Sea Palms of the change. Mr. Bryan stated that at a called meeting of all property owners and club members, these plans had been discussed. Mr. Compton then questioned as to whether the out-of-town property owners had been notified. Mr. Bryan stated that, to his knowledge, they had not.

After all parties had been heard, a motion was made by Mr. Compton that the previous action of the Planning Commission with reference to this matter be rescinded and further action be deferred with the concurrence of the applicant until such time as all out-of-town property owners are notified in writing of this proposal and Temporary Uses, be stricken in its entirety.

This motion was seconded by Mr. Johnson and passed unanimously.

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Meeting Adjourned 9:20 A. M.