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REGULAR MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

SEPTEMBER 14th, 1971

8:30 A. M.

PRESENT: Vice-Chairman Otto Johnson, Jr., John Baldwin, Harry I. Driggers, Dorman McDonald and Cormac McGarvey

ABSENT: Chairman Neal Gale, James D. Compton and James E. Hancock

ALSO PRESENT: Director Eric P. Thompson

In the absence of Chairman Gale, Vice-Chairman Johnson assumed the chair and announced that this was the Regular Meeting of the Planning Commission rescheduled from September 7th, 1971.

Upon a motion made by Mr. McDonald and seconded by Mr. Baldwin, the Minutes of the Regular Meeting held on August 3rd, 1971, were approved.

B-5-71:

Request to rezone, from R-6 Residential to LC Local Commercial, a tract of land containing approx. 1.1 acres located on the corner of Albany Street and Fourth Avenue in the south end of the City of Brunswick.

Messrs. George and Johnny Patelidas, accompanied by Attorney G. Carroll Palmatary, were present in behalf of the subject request submitted by Builders Supply, Inc. Mr. Palmatary stated that the company proposes to construct a display and retail sales building on the property involved. He submitted a rendering showing the proposed construction which he said would not be detrimental to the residential character of the neighborhood. Mr. Palmatary stated loading and unloading areas would be confined to the rear of the property and screened with an adequate planted buffer. Mr. Palmatary felt that, due to the abutting railroad, this area was not conducive to single-family use. He further stated that Albany Street, rather than the railroad tracks, should separate the zoning districts.

Mr. McGarvey expressed his opinion that Builders Supply has ample space on its existing site to locate the proposed building. He also stated that the property was zoned residential in 1965 when purchased by the applicants.

The Director stated that consideration should be given to the use of the land in view of its proximity to industrially zoned aproperty. Mr. Thompson explained that the property was not suitable for single-family residential uses and only possibly suitable for apartments. He further stated, however, in order to utilize the property for apartments, a "spot zoning" to GR General Residential will be necessary.

After careful study, a motion was made by Mr. McGarvey and seconded by Mr. Driggers to recommend denial of the subject request 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 applicants were aware of the residential zoning at the time of purchase.

Voting Aye: Messrs. Driggers and McGarvey
 Voting Nay: Mr. McDonald
 Abstaining from Voting: Mr. Baldwin

The Vice-Chairman declared the motion adopted.

B-6-71:

Request to rezone, from CP Conservation - Preservation to R-9 Residential, the northerly portion of Block W in Goodyear Park Sub-division fronting 182 ft. on the west side of East Park Avenue, 400 ft. on the south side of Starling Street, and 182 ft. on the east side of West Park Avenue, said tract presently identified as the Women's Club of Brunswick property.

Mr. M. Albert Burke, President of the Brunswick Junior Chamber of Commerce, Inc., was present in behalf of the subject request submitted by that organization. He explained that the Glynn - Paton Foundation had expressed a desire to locate on this property provided it were rezoned for their use.

Mr. Burke stated that property owners in the neighborhood had been contacted and their only concern was that of possible increased traffic in the area. Mr. Burke explained that Glynn - Paton's school would lessen rather than increase traffic as the buildings are now being used commercially for a kindergarten and dancing school.

Mr. Jonathon McDonald, Director of Glynn - Paton, was present and stated the school, which has recently received financial assistance grants, could now accomplish much needed expansion in order to accommodate more children.

The Director stated that, in his opinion, the property would be a good location for the Glynn - Paton School due to its nearness to the hospital and the Junior College. It was felt the Brunswick Junior College may possibly start a training program connected with Glynn - Paton's operations.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Driggers and unanimously adopted to recommend rezoning of the subject property to R-9 Residential for the following reasons:

1. the site is an ideal location for the Glynn - Patton School due to its proximity to the Brunswick Junior College and the Glynn - Brunswick Memorial Hospital; and
2. this residential classification would not have an adverse effect on surrounding property.

B-7-71:

Request to rezone, from OC Office Commercial to GC General Commercial, portions of Town Commons Lots 19, 21 and 23 between Cochran Avenue and Stonewall Street in the City of Brunswick and fronting 100 ft. on the south side of Gloucester Street and 180 ft. on the east side of Cochran Avenue.

Mr. Milton Williams was present in behalf of the subject request submitted by himself and the Estate of Mrs. Lettie P. Deaver. Mr. Williams stated he proposes to purchase the adjoining Deaver property and to use both tracts commercially. He further stated that his plans provide for adequate customer parking as well as loading and unloading space on the rear of the property.

When questioned as to why he was seeking a General Commercial rather than Local Commercial rezoning, Mr. Williams said his plans call for the building to be constructed up to the property line, which is not allowed in Local Commercial Districts. He further stated that the 3 remaining corners of this intersection are zoned General Commercial.

Mr. Williams then presented a layout plan depicting the proposed development. The proposal called for a commercial area fronting Gloucester Street between Cochran Avenue and Stonewall Street.

The Director expressed his concern pertaining to the excessive curb cuts along Gloucester Street. In his opinion this proposal and the adjacent commercial building could best be served by a "drive-through" paralleling the Gloucester Street frontage.

Mr. Williams was then advised that, if the property were rezoned to Local Commercial, the City of Brunswick Zoning Board of Appeals could, if justified, grant a variance to the setback requirements. Mr. Williams reluctantly agreed to amend his application to request a Local Commercial rezoning.

No one was present to express opposition to this request.

After discussion, a motion was made by Mr. McDonald and seconded by Mr. Baldwin to recommend the rezoning of the subject property to GC General Commercial for the following reasons:

1. the subject property lies adjacent to the Cochran Avenue railroad facilities; and
2. all 4 corners at the intersection of Gloucester Street and Cochran Avenue will be similarly zoned General Commercial.

Voting Aye: Messrs. Baldwin and McDonald

Voting Nay: Messrs. Driggers and McGarvey

The Vice-Chairman voted Nay to break the tie vote and declared the motion not adopted.

After further discussion, a motion was made by Mr. Driggers, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the subject property to LC Local Commercial, rather than GC General Commercial as requested, with the concurrence of the applicant, for the following reasons:

1. Local Commercial requires a setback of not less than 15 ft. from the rear property line which in this case abuts residential property; and
2. the Planning Commission feels that an appeal should be made to the City of Brunswick Zoning Board of appeals for a variance from the side yard setback requirements.

A motion was then made by Mr. Baldwin and seconded by Mr. McGarvey that, in its action on rezoning the subject property to another commercial classification, the City Commission stipulate there will be no curb cuts into the property from Gloucester Street and that a "drive-through" from Cochran Avenue to Stonewall Street will service the proposal in order to assure safer vehicular and pedestrian traffic.

GC-33-71:

Request to rezone, from R-6 Residential to GR General Residential, Lots 14 and 15 in Block 6 as shown on the Revised Plat of Island Retreat Subdivision as fronting 150 ft. on the northeast side of Magnolia Avenue and lying approx. 149.83 ft. west of Mallery Street on St. Simons Island.

Mr. Joe McDonough of Robinson Homes, Inc., was present in behalf of the subject request submitted by Mrs. Freida Cameron. Mr. McDonough stated his company proposes to construct a 6 unit townhouse complex on the property contingent upon rezoning. The layout plan submitted with the application provides for 4,708 sq. ft. of open recreation space and 3 off-street parking spaces for each unit.

Mr. McDonough said that, although the area around the property is zoned for single-family residences with the exception of a General Commercial area to the east, the neighborhood is predominately multi-family in character.

The Director stated that the layout plans submitted were in order, and it was noted that no one was present in opposition to this application.

After careful study, a motion was made by Mr. Baldwin, seconded by Mr. McGarvey and unanimously adopted to recommend the rezoning of the subject property to GR General Residential as the proposed townhouse complex will be compatible to the existing uses in the area.

GC-34-71:

Request to rezone, from R-9 Residential to HC Highway Commercial, that portion of Lot 9 in Demere Hammock Subdivision fronting 100 ft. on the west side of U. S. Highway 17 North with an average depth of 188 ft. and lying 166.7 ft. south of the new center line of the Cypress Mill Road.

Mr. Jerry L. Martin was present in behalf of the subject application. Mr. Martin stated that in 1963, when he constructed the Martin's Canine Motel and his residence, the subject property was zoned class "D" Agricultural under the Old Glynn County Zoning Ordinance. He stated further that when the new Zoning Ordinance was adopted his and several other properties along U. S. Highway 17 were zoned R-9 Residential. As a result, his kennel operation became a non-conforming use. Mr. Martin said that he proposes to expand the kennels, but he is unable to do so under the property's existing residential classification. He added that there is ample space for parking and the proposed widening of U. S. Highway 17.

It was noted that no one was present in opposition to the subject request.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. McDonald and unanimously adopted to recommend the rezoning of the subject property to HC Highway Commercial for the following reasons:

1. a Highway Commercial classification will enable the existing Martin's Canine Motel to become a conforming use to which additions can be made;
2. the property involved is definitely highway oriented; and
3. the requested rezoning will be compatible to other highway commercial uses in the surrounding area.

Study of Land Uses Abutting U. S. Highway 17 North , South of Cypress Mill Road.

Following the review of GC-34-71 above, the Planning Commission discussed the intermingling of HC Highway Commercial and R-9 Residential along U. S. Highway 17 North lying south of the Cypress Mill Road. It was noted that there was no continuity in the zoning pattern in this area along this heavily traveled highway.

After discussion, a motion was made by Mr. McGarvey, seconded by Mr. Driggers and unanimously adopted that the Director be requested to make a study of the land uses in this area to be considered for possible rezoning to an HC Highway Commercial classification.

GC-35-71:

Request to rezone, from R-12 Residential to LC Local Commercial, the southern 60 ft. of lot 2 (a resubdivision of Lot 15, Addition 1) in Community Subdivision lying on the east side of the Old B & B Railroad Grade and 204.9 ft. north of Community Road.

Mr. and Mrs. Frank W. Jones were present in behalf of the subject request. Mrs. Jones stated she was seeking a rezoning on a portion of their property in order to construct and operate a beauty shop. Mrs. Jones explained that she was seeking a commercial zoning in order to employ operators outside her immediate family. She said that her property is located across the Old B & W Railroad Grade (now designated as Flanders Drive) from the Whittle Warehouse and Storage building.

The Director pointed out that Mrs. Jones could operate a beauty shop in her home as a home occupation so long as she employed no other operators and that, if approved, this request would be a good example of "spot zoning".

There was no one present in opposition to this application.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. Baldwin and unanimously adopted to recommend denial of this application because the requested rezoning would constitute a "spot zoning" in a residential neighborhood.

GC-37-71:

Request to rezone, from HC Highway Commercial to TR-6 Temporary Residential, portions of lots 58 and 67 in the Day and Bloom Sub-division lying between Fourth and Denver Streets 120 ft. east of Johnson Street, and having a depth of 200 ft. with the frontages of 60 ft. on each of aforesaid streets.

Mr. and Mrs. Leo Williams, Sr., were present in behalf of the subject request. Mrs. Williams stated that they had purchased mobile homes which had been delivered by the dealer to their property. She further stated she became aware of the commercial zoning of the property after being denied electrical cut-in and septic tank permits.

When questioned as to whether she had been made aware by the mobile home dealer that a rezoning might be necessary before the property could be used for the mobile homes, Mrs. Williams replied she had not.

The members expressed concern over mobile home dealers neglecting to inform their customers that a rezoning may be necessary before certain property could accommodate a mobile home. In the majority of cases a rezoning has been necessary, thus placing a burden on all those involved and usually resulting in "spot zoning".

The Director felt a letter should be sent to the mobile home dealers reminding them of the zoning laws pertaining to mobile homes. Mr. Thompson further stated that the public should be made aware of these conditions also, through newspaper articles.

Since dealers need only a blanket permit to move their mobile homes, the Commission discussed the feasibility of adopting an ordinance requiring a permit to move mobile homes over public streets. The Director was asked to investigate this matter.

After careful study, a motion was made by Mr. McGarvey, seconded by Mr. McDonald and unanimously adopted to recommend the rezoning of the subject property.

GC-38-71:

Request to rezone, from R-9 Residential to GR General Residential, a tract containing 3.44 acres, fronting 427 ft. on the northwest side of Walker Road, bounded on the northwest by the Brunswick - Altamaha Canal and lying 619.15 ft. northeast of the Old Jesup Highway.

Mr. Tharion Pittman was present in behalf of the subject request. Mr. Pittman stated he was seeking a General Residential rezoning which would enable him to construct an apartment complex, consisting of 20 units, on the property. Mr. Pittman stated, however, that a complex of that size would require an oxidation pond or a treatment plant for sewage disposal. To avoid this, he had obtained approval from the Glynn County Health Department to use septic tanks for 5 of the units. He explained that he could probably construct these 5, then await the possible installation of a sewer system as this area further develops.

It was noted that no one was present in opposition to this application.

After careful study, a motion was made by Mr. McDonald, seconded by Mr. Baldwin and unanimously adopted to recommend the rezoning of the subject property to GR General Residential as the location is deemed to be suitable for an apartment complex.

Wymerly on the Marsh, Phase B; Final Plat Approval. Plate Map 60. (Mr. Wm. Downey)

The Director stated that the subject plat had been submitted too late to be considered at this meeting. Mr. Wm. Downey explained that he was unaware that the plat had not been submitted and agreed to table this matter until the October 1971 meeting.

Mr. W. J. (Sonny) Bryan. Re: Proposed Mobile Home Sales Site in PD Planned Development Area on U. S. Highway 17 North. Plate Map 46. (Reference: GC-34-71)

Inasmuch as there was no one present in behalf of the subject proposal, the Planning Commission deferred action on this matter.

1970 - 1971 Audit:

The Director stated that in 1970 he had a directive from the Planning Commission to obtain bids from accounting firms for the auditing of the Planning Commission's 1970 - 1971 financial records. Mr. Thompson said that this conflicts with the City of

Brunswick's established practice of having the same firm audit their records as well as the Planning Commission's. Because of this, the audit had been postponed until the matter can be resolved.

During the course of the meeting, the Director contacted the firm of Schell & Hogan, Certified Public Accountants, now auditing the City's records. Mr. Thompson said he had been informed that charges for the Planning Commission's audit would be between \$150.00 and \$175.00.

After discussion, a motion was made by Mr. McDonald and seconded by Mr. Driggers to authorize the accounting firm of Schell & Hogan to proceed with the audit of the Planning commission's July 1st, 1970, through June 30th, 1971, inclusive, financial records as a cost not to exceed \$175.00.

Voting Aye: Messrs. Baldwin, Driggers and McDonald
Voting Nay: Mr. McGarvey

The Vice-Chairman declared the motion adopted.

National Flood Insurance Program.

The Director reported that he had recently attended a seminar in Atlanta on this program. He stated that the seminar was very informative. He expressed concern, however, to certain aspects of the program, such as land use requirements, "100 year flood" elevations, and that a community could lose its eligibility for Federal Disaster Relief.

Mr. Thompson stated that he had informed the City and County of these details and was now awaiting further information.

Report on Governor Carter's announcement in reference to Land Use Planning in Glynn County.

The Director introduced Mr. Ken Thompson, Planning Director with the Coastal Area Planning and Development Commission. He reported that he and Mr. Thompson recently travelled to Atlanta to confer with officials of the State Planning Bureau concerning Gov. Carter's recent decision with respect to the Glynn County Land Use Plan. The purpose of this trip was to present to the State a proposal which would combine Gov. Carter's allocation for local Land Use Planning with monies already allocated through "701" Planning Funds, resulting in much more Planning for the same amount of money.

The Director reported that the State was receptive to the idea and would confer with the Governor on this approach.

Meeting Adjourned at 10:45 A. M.