

BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 1st, 1977

9:00 A. M.

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Present: Chairman Wayne E. Floyd  
Margaret A. Brown  
W. H. Cowman  
Cormac McGarvey  
C. Edward Nicholson

Absent: Harry I. Driggers  
Neal Gale  
Father M. S. Poitier

Also Present: Edward H. Stelle, Executive Director  
Wm. Roy Dudark, Coastal Zone Planner

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Chairman Floyd called the meeting to order and invocation was given by Mr. Nicholson.

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B-4-77

Request to rezone, from R-9 One-Family Residential to OC Office Commercial, all of Lot 7 in Block D of Goodyear Park Subdivision in the City of Brunswick; said lot fronting 59.28 ft. on the east side of Altama Avenue and 88.25 ft. on the south side of 4th Street

Mr. Richard A. Brazell was present for review of the above application submitted by L. A. Ogden. Mr. Brazell pointed out that Mr. Ogden proposes to sell the property for the use of a Real Estate Office. He then stated that adequate off-street parking would be provided.

Mr. and Mrs. Don Bankston was present to object to this request. They submitted a petition with 89 signatures stating that they object to the above rezoning request.

Mr. Stelle pointed out that the subject property is located in a very heavily used and signalized intersection. He then stated that the rezoning might set a precedent for commercial uses on the east side of Altama Avenue.

A motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to recommend to the City Commission that this application be denied inasmuch as the requested rezoning would be adverse to the public interest and the Planning Commission's efforts to protect the east side of Altama Avenue in this area from commercial development.

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GC-50-76

Request to rezone, from HC Highway Commercial to GC General Commercial, the southern portion of Lot 9 and all of Lot 10 in Block A of St. Simons Heights Subdivision on St. Simons Island; said property fronting 100 ft. on the east side of Frederica Road with an approx. depth of 260 ft., lying approx. 550 ft. north of the intersection of said road with Demere Road, and being the site of the Pappagello Patch Shop

Attorney Robert M. Greene was present for review of the above request submitted by C. G. K., Inc.

Mr. Stelle pointed out that the applicant went before the Board of Appeals seeking a variance to allow an awning on the front of the Pappagello Patch Shop, at that time, the Board recommended denial in that they felt this was a zoning matter. He then explained that the applicant submitted the above rezoning request to the Planning Commission, which was reviewed on December 7, 1976. At this meeting it was recommended that this application be deferred until such time as the Planning Commission could submit this matter to the Glynn County Board of Appeals for reconsideration and recommendations. Mr. Stelle then pointed out that the request for hearing was denied at the Board of Appeals meeting, therefore, the applicant is requesting that this matter be reviewed by the Planning Commission again.

Mr. Greene stated that the request was for a rezoning from HC Highway Commercial to GC General Commercial however he feels a Local Commercial classification would be more desirable, therefore, they are requesting that the application be amended to request a rezoning to Local Commercial.

After lengthy discussion, a motion was made by Mr. Cowman and seconded by Mr. Nicholson to recommend denial of the subject application as the requested rezoning could set a precedent for similar requests involving property on the east side of Frederica Road in this area.

Voting Aye: Mrs. Brown, Mr. Cowman and Mr. Nicholson

Voting Nay: Mr. McGarvey

The Chairman declared the motion adopted.

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GC-6-77

Request to rezone, from R-9 One-Family Residential to M-20 Mobile Home One-Family Residential, a tract fronting 100 ft. on the south side of Emanuel Farm Road with an approx. depth of 210 ft. and lying approx. 1,755 ft. west of U. S. Highway 17 North

Mrs. Mary J. Tomlinson was present for review of the above request. She stated that she proposes to locate a mobile home on the subject property for her own use.

No one was present to object to this rezoning request.

Statements from Mrs. Mary F. Smith and Mrs. Leon Jones were presented stating that they did not object to this request.

A motion was made by Mrs. Brown, seconded by Mr. Cowman and unanimously adopted to recommend approval of this request as the subject property is in an area containing a mobile home park immediately to the north and as well a number of individual mobile homes.

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GC-7-77

Request to rezone, from R-6 One-Family Residential to BI Basic Industrial, an irregularly shaped tract in the Arco area containing 17.23 acres, fronting 1,201.6 ft. on the south side of West 9th Street and 363 ft. on the west side of Cypress Street, and bounded on the west by lands of applicant zoned BI Basic Industrial

Mr. W. W. Seaman was present for review of the subject application submitted by Brunswick Pulp & Paper Company. Mr. Seaman stated that the Company proposes to locate a credit union on the property.

It was noted that no one was present to express opposition.

Mr. Nicholson expressed concern regarding this matter in that the request is to rezone 17 acres of property and plans only show the development of a small portion of the property for a credit union. He stated that he does not feel the entire 17 acres should be rezoned to BI Basic Industrial.

After discussion, a motion was made by Mr. McGarvey and seconded by Mr. Cowman to recommend the rezoning of the subject property to BI Basic Industrial which will permit the Brunswick Pulp & Paper Company to locate a credit union building as a service on the same premises as their industrial use.

Voting Aye: Mrs. Brown, Mr. Cowman and Mr. McGarvey

Voting Nay: Mr. Nicholson

The Chairman declared the motion adopted.

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GC-8-77

Request to rezone, from R-12 One-Family Residential to M-12 Mobile Home One-Family Residential, a tract fronting 95.5 ft. on the west side of Lynch Road with a depth of 195 ft. and lying 754.5 ft. south of Scranton Road

Mr. Larry Roberson was present in behalf of the above application submitted by Mrs. B. D. Howard. Mr. Roberson stated that a rezoning was being requested in order that a mobile home might be placed on the subject lot.

No one was present to object to this request.

Mr. Stelle pointed out that the lot adjacent to this property was rezoned to MH Mobile Home, therefore, the precedent has already been set for additional mobile homes in this area.

A motion was made by Mr. Cowman, seconded by Mr. Nicholson and unanimously adopted to recommend approval of this application for a rezoning to permit the location of a mobile home as the property involved lies within an area containing an intermingling of mobile homes and conventional dwellings.

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Subdivision Plat Review: Avoca Villa Acres Subdivision  
Final Approval Glynn Industrial Park, Inc., Developers

Attorney Reid Harris was present for review of the subject final plat.

Mr. Stelle pointed out that no changes have been made to the plat of the above subdivision since preliminary approval. He then stated that the 5% open space requirement would have to be met.

It was discussed as to the ownership of the lake involved in this subdivision. It was suggested that the plat show that ownership of the lake be the property owners in the subdivision.

After discussion, a motion was made by Mr. McGarvey, seconded by Mr. Cowman and unanimously adopted to approve the Final Plat of Avoca Villa Acres Subdivision, inasmuch as the plat meets final approval requirements of the Glynn County Subdivision Regulations; such approval being subject to plat showing ownership of the lake by the property owners in the subdivision, developers making a cash payment in lieu of dedication of open space and approval by the Glynn County Board of Health.

#### Mid-Month Meeting

Mr. Stelle pointed out the need for the Planning Commission to hold a second meeting each month to handle planning activities of the Commission.

A motion was made by Mrs. Brown, seconded by Mr. Nicholson and unanimously adopted that the third Tuesday of each month, at 9:00 A.M., be set as the date for this second meeting.

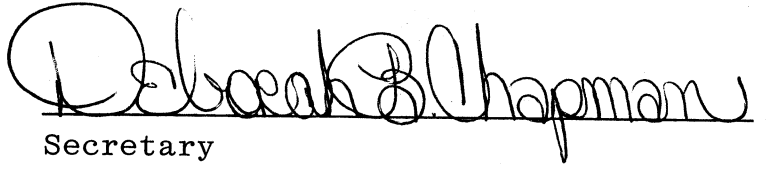
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Establish policies with respect to Detailed Use and Layout Plan Requirements for Multi-Family, Planned Development, Commercial and Industrial Rezoning Requests

A motion was made by Mr. Nicholson, seconded by Mr. McGarvey and unanimously adopted to defer the above item until the February 15th, 1977, meeting.

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Meeting Adjourned at 11:30 A. M.

  
Secretary