

REGULAR MEETING
DECEMBER 8th, 1959
9:00 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, Cormac McGarvey, W. Wright Parker and R. F. D. Paulk

ABSENT: C. J. Dubs and Neal Gale

ALSO PRESENT: Planning Director Robert H. Doyle, Legal Counsel Edward B. Liles, City Manager H. Bruce Lovvorn and County Administrator Howard J. Sears

Motion by Mr. Compton, seconded by Mr. Davis, to approve the minutes of the meeting of November 10th, 1959, as read.

Unanimously approved.

The first item on the agenda was the election and appointment of officers for the 1960 calendar year. Mr. Davis moved that all elected and appointed officers continue in their respective positions for 1960. The motion was seconded by Mr. Paulk and unanimously approved. Therefore, the Joint Planning Commission officers for 1960 will be M. A. Knight as Chairman, W. Wright Parker as Vice-Chairman, Robert H. Doyle as Executive Secretary, and Mrs. Mildred Curtis as Recording Secretary.

Upon a motion by Mr. Compton which was seconded by Mr. Parker, the Atlanta firm of Hill and Adley Associates was authorized payment of \$1,000 for services rendered in connection with the completion of a County-wide base map. During the discussion which preceded this motion, the Planning Director pointed out that the consulting firm had expressed their intention to turn over to the Commission two base maps at a scale of 1" = 800'. One of these maps will show Brunswick and adjacent areas, while the other will cover virtually all of St. Simons Island. Both maps are in addition to those originally designated in the Consultant's contract.

Chairman Knight suggested that a uniform system of map numbering be formulated, and the Planning Director indicated that such a system will be adopted as soon as all of the planning base maps are completed.

A review of the necessity for continuance of separate City and County Planning Boards, in addition to the Joint Planning Commission, was taken up as the next order of business. During the lengthy discussion which followed, it was pointed that individuals or groups desirous of a planning decision very often were delayed as long as four or five months, due in part to the present multiplicity of boards. However, Mr. Liles indicated that all existing boards must be retained until such time as the Joint Planning Commission can legally assume all of the duties now delegated to the separate City and County Planning groups.

In view of this condition, City Manager Lovvorn and Planning Director Doyle suggested that both the existing City and County Planning Board members be asked to

resign, and the Joint Planning Commission members be appointed to serve in their stead. This would, in effect, permit the Commission to officially act as one body under three separate titles.

This suggestion was not officially acted upon but the procedural problem was partially resolved by the unanimous adoption of a motion made by Mr. Compton and seconded by Mr. Parker. Mr. Compton's motion was as follows:

As of January 1st, 1960, all applications concerning the approval of subdivision plats, rezoning petitions, land uses not permitted under present City or County Zoning Ordinances; and other special exceptions or variances should be first submitted to the Joint Planning Commission's Planning Director in written form for his consideration and recommendation; such a procedure contemplates a review of the application by the Joint Planning Commission where deemed necessary by the Planning Director, prior to its submission to the City or County Planning Board, as the case may be, for their action and formal recommendations.

Institution of this policy naturally requires endorsement by both the Brunswick City Commission and the Glynn County Board of Commissioners before it can be placed into effect.

A proposed "town hall" type meeting on St. Simons Island in January or February of 1960 was proposed and discussed. The Commission felt that such a meeting could have a great deal of value if it were to be sponsored by the newly-formed Inter-Civic Group on the Island and only dealt with a carefully selected slate of topics. The Casino Theatre was considered to be a likely meeting place.

Mr. Parker, in his capacity as local delegate, indicated that he had invited the Southeast Georgia Area Development Association to meet in Brunswick on February 29th, 1960, the date of their next meeting. After a brief discussion, Mr. Parker made a motion that the Joint Planning Commission sponsor a dinner meeting for the Association on February 29th, 1960, and that the financing for this affair come out of City, County, or Joint Planning Commission funds.

Mr. Parker's motion was seconded by Mr. Paulk and carried unanimously.

A delegation composed of Mr. John Ringeling, Mr. Joe Roberts, and Mr. (Carlos) Cambra next presented a proposed preliminary plat for the development of a subdivision to be known as Beverly Shores Addition No. 2. Designed to ultimately contain some 337 lots on 126 acres, (including streets and easements), the subdividers expect to develop the area for single-family houses ranging in price from \$10,000 to \$16,000, such houses to contain a minimum of 800 sq. ft. of living space.

The subdividers indicated that they expect to develop additional adjoining sections in the future and therefore wished to consolidate all required park site dedications into one large area instead of several smaller ones. The Commission expressed disfavor at this proposal inasmuch as the expansion of additional areas is dependent upon future conditions which may or may not be favorable for further development. The Commission members suggested that space for park purposes be

reserved along the border of the proposed subdivision in order to permit a consolidated park to be developed at a later date.

After an extensive examination of the plat and supporting maps, Mr. Compton made a motion to the effect that the Joint Planning Commission recommend that tentative approval be given to the plat layout submitted for Beverly Shores Addition No. 2 as a Class "A" Residential area, modified to permit the building of houses of not less than 800 sq. ft. of living area, exclusive of porches, terraces, carports, garages, storage space, stoop, or overhang.

The motion was seconded by Mr. Parker and discussed, but never officially voted upon.

As the final order of business, Mr. Paulk made a motion that the Joint Planning Commission recommend to the Glynn County Planning Board that the Golf Retreat Subdivision plat submitted by the Sea Island Company be approved. This motion was unanimously adopted, and the meeting adjourned immediately thereafter at 12:25 P. M.
