

REGULAR MEETING

JUNE 14th, 1960

8:30 A. M.

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PRESENT: Chairman M. A. Knight, C. J. Dubs, Neal Gale, Cormac McGarvey,  
W. Wright Parker and R. F. D. Paulk

ABSENT: Fred T. Davis and James D. Compton

ALSO PRESENT: Planning Director Robert H. Doyle

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Upon a motion by Mr. Dubs, which was seconded by Mr. Paulk, the minutes of the regular meeting held on May 16th, 1960, were approved as read.

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Pursuant to a request by the Glynn County Planning Board, the Commission reviewed a petition submitted by F. M. Bowen asking for a rezoning of Lot 6, Block 4, of Island Retreat Subdivision to permit the erection of a medical office building. According to the present County ordinance, a zone change from Class "A" Residential to Class "E" Business would be necessary to grant the petition.

After due consideration of the matter, and in recognition of the fact that surrounding property owners have signed a circulated statement indicating their approval of the proposed use of Lot 6, a motion was made by Mr. McGarvey, seconded by Mr. Paulk, and unanimously adopted to recommend that the Glynn County Planning Board proceed to rezone the property as requested.

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The Commission's review of a proposed development on St. Simons Island to be known as Windy Oaks Subdivision was deferred until a future meeting.

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As the next order of business, a plat showing Azalea Gardens Subdivision was submitted for study and approval. This contemplated development will adjoin Carteret Road on the west and Cypress Mills Road on the south.

Upon a motion by Mr. Paulk, the Commission recommended the County Planning Board approve the plat of Azalea Gardens Subdivision. Mr. Paulk's motion was seconded by Mr. Gale and unanimously adopted.

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Mr. Paulk further moved that a recommendation be made to the Glynn County Planning Board that copies of approved subdivision plats be furnished in the future to the County Board of Health. This motion was also seconded by Mr. Gale and unanimously adopted.

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A motion was made by Mr. McGarvey, seconded by Mr. Parker, and unanimously adopted to authorize the Planning Director to negotiate with the firm of Nickerson and DeLoach, Certified Public Accountants, for the auditing of Joint Planning Commission financial records for the fiscal year ending June 30th, 1960.

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The Planning Director next reported on the proceedings at the American Society of Planning Officials (ASPO) Convention held in Miami Beach during the

last week in May. One of the most important points made by the various speakers at the meeting concerned the fact that zoning through the years has more often been used to protect and enhance the interests of private property holders than it has to promote the development of an over-all plan of growth. Of course, zoning maps and ordinances are essentially prepared to help make a worthwhile community plan become a reality. This basic problem in zoning was advanced and elaborated on by Mr. David Craig, a Pittsburg attorney who also serves as Planning Commission Chairman for that city.

Convention seminar ideas covering waterfront development, subdivision controls, and good design factors in planning were also discussed by the Director.

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The need for a full time draftsman to expedite current and continuing planning projects was discussed by the Commission. Accordingly, the Planning Director was instructed to consider the feasibility of including sufficient funds in the next year's budget to permit the employment of a full time draftsman.

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Upon the Planning Director's recommendation, the Commission endorsed the purchase of a duplicating machine with funds from the current year's budget allocation.

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The Director was also authorized by the Commission to proceed with a second shopping survey, patterned after the one conducted in November - December 1959. This follow-up study will help to indicate what effect tourist business has on Glynn County's various shopping centers during the summer months. The small amount of funds needed to make the survey will be covered in next year's budget.

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As the last order of business, Commission members agreed to schedule a joint meeting with the City and County Commissions for June 28th, 1960, at which time an annual progress report on planning activities will be delivered to the elected officials.

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Meeting Adjourned at 9:45 A. M.