

REGULAR MEETING
DECEMBER 10th, 1963
8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis,
C. J. Dubs, Neal Gale, W. Wright Parker, and R. F. D. Paulk

ABSENT: Cormac McGarvey

ALSO PRESENT: Planning Director Frederick K. Bell, County Administrator
Howard J. Sears, and County Building Inspector W. B. Wright

As the first order of business, the Planning Director reminded the members of the special meeting to be held jointly with the Commissioners of the City of Brunswick for a review of the proposed new zoning ordinance for the City by a representative of Eric Hill Associates, the Planning Commission's consultants. The members were urged to attend this meeting, scheduled for Thursday, December 12th, 1963, at 8:30 a. m., at the City Hall.

The Planning Director advised that, at the meeting, the text and maps would be reviewed in general terms. This meeting was not intended to officially present the ordinance to the City but, rather, to acquaint them generally with what is to be proposed. The ordinance would be close to what members prepared with some major exceptions, according to the Planning Director.

The members were also requested to attend, if at all possible, the regular monthly meeting of the Coastal Area Planning and Development Commission to be held Wednesday, December 11th, 1963, 11:00 A. m., in the Frederica Room of the Cabana Inn.

GC-39-63.

Messrs. R. H. Suddath, of Suddath Co., Movers, and Bill Brown, realtor, were present to submit a detailed plot plan, as requested of the applicant at the Planning Commission's meeting of December 3rd, 1963, indicating the company's proposed use of property fronting 400 ft. on the east side of U. S. 17 North and containing 4.55 acrrs. The plot plan revealed that an exception was being requested for use of the eastern 225 ft. of the tract for warehouse purposes with the is area being serviced by a 30 ft. private access driveway. A 20 ft. buffer zone for planting by the owner would be located along the entire eastern property line and a chain-link fence would enclose the proposed 100 ft. by 225 ft. warehouse site proposed for location in the northeasternmost corner of this area.

After disuussion, a motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted that the Joint Planning Commission recommend to the County Planning Board that an exception from Class D Agricultural should be granted to permit a warehouse operation on the property, starting back a distance of 275 ft. from the right of way of U. S. 17 North, that the warehouse and private entry drive-way be located as shown on the plat submitted with minimum setbacks of not less than those shown on the plan; and that a public hearing not be held in view of an absence of objections to this request and to a previous request for a

commercial operation on abutting property at a recent public hearing.

Voting Aye: Messrs. Compton, Davis, Dubs, Gale, and Parker.

Abstaining from Voting: Mr. Paulk.

The Chairman declared the motion carried.

Colonel's Island Subdivision.

The Planning Commission next considered a subdivision proposal for residential development on Colonel's Island. Mr. M. E. Thompson, owner and developer of the proposed Colonel's Island Subdivision, and Mr. D. C. Barnes, of Utilities Development Corporation of Fort Wayne, Indiana, were present for this review.

The Joint Planning Commission received plans from Mr. Thompson and heard him explain the proposal. It was noted that the plat contained approximately 512 lots to be laid out on 211.5 acres. Mr. Barnes then outlines the proposed utility system. He said that his firm, Utilities Development Corporation, would construct, maintain, and operate the water and sewer systems. A new method of treatment would reduce the amount of area proposed on the original plan for buffer around the oxidation pond. A question was raised with regard to the State Board of Health and FHA policies concerning privately operated utility systems. Mr. Barnes said that preliminary discussions with certain officials from the State Health Department had indicated that there were no objections on their part. However, the Planning Director advised that a letter had been received from the Glynn County Board of Health stating that no information had been received by them or the State Health Department with regard to the proposed systems, and, as a result, no approval had been given.

Following are additional comments that were made during the course of the discussion:

1. The same plan had been previously submitted and reviewed by the Joint Planning Commission on September 13th, 1960. At that time it was recommended that Colonel's Island in its entirety be reserved for industry and that the subdivision plat should not be considered for approval or disapproval until an over-all development plan for the entire island was prepared and submitted. It had also been noted that the plat had been recorded in 1959 in the Clerk's office without conforming to the plat approval procedure as specified in the County's subdivision regulations.
2. Engineering plans detailing the size, type, location, and slope of sewage collection lines, the size, capacity, and location of water distribution lines and pumping stations (if any); and the nature, size, and location of storm drainage provisions had not been submitted for consideration by the Glynn County Engineer or the Soil Conservation Service as required by the County.
3. Although the road system seemed to be well designed, locating a proposed sewage treatment facility in the center of a contemplated public park site would tend to nullify the use of this area for active recreation purposes.

There was a general feeling among the Planning Commission members that the best interests of Glynn County's future development required the reservation of land on Colonel's Island for industry. Studies undertaken by the Joint Planning Commission, Hill & Adley Associates, and Georgia Tdch's Industrial Development Branch indicated the importance of reserving the island for industrial purposes. Since the original submission of the subdivision plan, the Georgia Ports Authority has acquired the remaining portion of Colonel's Island expressly for industrial development and port expansion.

It was felt that this action by the Ports Authority was further evidence of the intent of officials at the State and local level to develop Colonel's Island for industrial purposes and, therefore, made the rezoning of the island to an industrial classification an even greater need than it was in 1960.

On the basis of these feelings, and upon a motion made by Mr. Paulk and seconded by Mr. Gale, the Planning Commission unanimously voted to forward the following recommendations to the Glynn County Planning Board:

1. That the public hearing previously scheduled to be held on April 4th, 1962, by the Glynn County Commission to rezone Colonel's Island from Class D Agricultural to Class G Basic Industrial, be reset for the earliest possible date;
2. That such rezoning be accomplished; and
3. That the subdivision request be recommended for denial since it does not conform to the Comprehensive Plan for Glynn County as developed by the Joint Planning Commission.

GC-41-63.

Mr. Riley W. Cato, of Cato Moving and Storage Company, accompanied by Messrs. Jack Hutto, attorney, and B. K. Bennett, was present in behalf of a request for use of property located in a Class D Agricultural District for warehouse purposes through a special exception or through rezoning to Class G Industrial. The proposed site, fronting on the northern right of way of Georgia Highway 303, contains 5.5 acres (including the 2+ acre area on the tract used for a residence) and is presently owned by Mr. Bennett.

It was pointed out that the plot plan submitted did not fully detail the area requested for warehouse use or the dimensions and setbacks of proposed buildings, nor definitely locate a private entry driveway to service the warehouse contemplated for location on the rear portion of the property.

During discussion, Mr. Cato determined that he would prefer to have his petition processed as an exception. Mr. Hutto indicated that he would submit a revised request for an exception to Class D requirements for only that portion of the property proposed for warehouse use, i.e., 3.5 acres.

It was noted that there were many residential owners in the area and that they had objected strenuously to a previous proposal for a similar use on a site in the same vicinity.

As a means of expediting the matter, Mr. Parker moved that the applicant submit to the Planning Director a plan showing the proper dimensions of drives, structures and other features, and that such plan, if approved by the Planning Director, be submitted with a favorable recommendation to the County Planning

Board for a public hearing on the exception to permit the use of the property for warehouse purposes and that the County Planning Board be requested to call for and hold such a public hearing.

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

B-25-63.

Next considered by the Planning Commission was a request for a variance from side yard requirements in an R-2 District in order to permit the reconstruction of a church on the eastern one-half of Town Commons Lot 159 between Wolf and Albany Streets (1711 Albany Street). Messrs. Wendell P. Holmes, Henry Dent, and J. P. Atkinson, representing the Grace Methodist Church, were present in support of this request.

The Planning Director advised that the plot plan submitted shows only a total of 8 feet for side yards, whereas the City's zoning ordinance regulation for R-2 Districts requires 18 feet total.

The church representatives stated that they had only recently and after two years obtained approval of the plans by their conference and that any deviation in the plans would require resubmitting the request for funds to the conference for a re-approval, with no guarantee of a favorable reaction. The submitted a letter from adjoining property owners indicating no objections to the setbacks as shown on the plot plan. The Planning Commission was informed that the existing frame church would be replaced by one of masonry. The plot plan and construction plans were presented for study. It was noted that there were no provisions for need off-street parking space, nor were any possible on the limited amount of land area available.

Members of the Planning Commission asked whether there was any possibility that the Church might acquire abutting property for parking purposes, but were told that, due to a lack of funds and a lack of desire to sell by the owners, it was doubtful.

A motion was made by Mr. Dubs, seconded by Mr. Gale, and unanimously adopted that the Joint Planning Commission recommend to the City Commission that an exception be granted to permit the tearing down and rebuilding of the church as requested according to the plans; and, further, that no public hearing be held in view of evidence of no objection on the part of surrounding property owners.

The Planning Director requested direction from the members with regard to the preparation for their consideration of a resolution endorsing proposed legislation before the 1964 Session of the Georgia General Assembly to control the location of billboards along Federal Interstate Highways. The Planning Commission had adopted such a resolution prior to the 1963 Session. However, legislation introduced in that session was unsuccessful in passing. In view of the fact that the Federal authorities have extended the time limit for the adoption of such legislation, a similar bill will be sponsored in the forthcoming session by Representative Killian of Glynn County.

Although some interest was expressed in the possibility of passing such a resolution, the Commission expressed a desire to review the legislation which

would be considered during the 1964 session.

Mr. Compton moved that preparation and adoption of an endorsing resolution be deferred until the Planning Director can get copies of the bill to be reviewed by the Planning Commission.

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

Upon a motion made by Mr. Parker and seconded by Mr. Davis, it was agreed that the special meeting scheduled for December 24th, 1963, which would be on Christmas Eve, be cancelled.

Individual copies of the schedule for meetings of the Planning Commission during 1964 were furnished the members.

A motion made by Mr. Compton and seconded by Mr. Davis was unanimously passed that the schedule enumerating the official meeting dates of the Planning Commission for the year 1964 be adopted.

As the next order of business, Mr. Dubs moved that Frederick K. Bell and Mildred W. Curtis continue in their respective positions as Executive Secretary and Recording Secretary to the Planning Commission for the forthcoming year, 1964.

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

The Planning Director was then requested to serve as Temporary Chairman in order that the official organization of the Planning Commission for the calendar year 1964 might be effected.

The Temporary Chairman called for nominations for the offices of Chairman and Vice-Chairman. Mr. Davis nominated Mr. Knight to serve as Chairman and Mr. Parker was nominated by Mr. Compton to serve as Vice-Chairman. No further nominations were offered.

Upon a motion made by Mr. Paulk and seconded by Mr. Davis that nominations be closed, a unanimous ballot was cast for Mr. M. A. Knight as Chairman and Mr. W. Wright Parker as Vice-Chairman.

Meeting Adjourned at 11:00 A. M