

REGULAR MEETING

MAY 14th, 1963

8:30 A. M.

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

ABSENT: Neal Gale, Cormac McGarvey and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell, City Manager H. Bruce Lovvorn, County Administrator Howard J. Sears and City Urban Redevelopment Director Robert G. Mauney.

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As the first order of business, the Planning Commission reviewed a request, submitted by Messrs. L. G. Folsom and John Mayson of the Atlanta Gas Light Company, for an exception from the requirements of the Glynn County Zoning Ordinance. The requested exception would permit a meter station, peak shaving plant, pipe storage and other gas distribution services on a tract containing approximately 10 acres, currently zoned as Class D Agricultural and located at the northeast corner of the Perry Lane Road and Atlantic Coast Line Railroad right of way intersection. Mr. Mayson, accompanied by Attorney John Gilbert, was present in support of the request.

Mr. Mayson discussed the operational characteristics of the proposed installation, stating that they would be very similar to those now conducted at the gas company's plant presently located at Newcastle and L Streets. Mr. Gilbert read a letter from the company's home office in Atlanta which stated that the proposed facilities will be constructed in compliance with the ASA Code for Pressure Piping Section B31.8-1958. NBFU Pamphlets 58 and 59, and with the State of Georgia Liquified Petroleum Safety Act. The applicants also presented a written statement from owners of property northwest of the site indicating no objections to the requested use.

A motion was made by Mr. Compton and seconded by Mr. Davis to recommend approval to the County Planning Board of the application for an exception for the purpose of installing a meter station, peak shaving plant, pipe storage and other gas distribution services on the property described; it being apparent that all possible safety measures will be taken and other obnoxious features in connection with the operation will be minimized.

Voting Aye: Messrs. Compton, Davis and Dubs.  
Abstaining from Voting: Mr. Parker.

The Chairman declared the motion carried.

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As the next order of business, the Planning Commission reviewed a request made by the Seaboard Construction Company and the City of Brunswick for recommendation as to that company's proposal to operate a portable hot mix asphalt plant on property located on Lanier Boulevard just north of Fourth Avenue. Mr. Randy Rozier was present as representing Seaboard Construction and outlined the measures that will be taken to minimize possible obnoxious features and health and safety hazards. During the course of the discussion, Mr. Rozier made the following points:

1. The components of the plant were of the highest quality, including the most modern features for controlling air pollution and other hazards.
2. The plant was so designed that its operation would meet the standards of the Los Angeles and the State of Illinois air pollution control regulations, considered among the most stringent in the country.
3. The plant was portable and would move to different job sites. The operation of the plant would not be confined to this particular site.

After a general discussion and review of the information presented, Mr. Davis made a motion, which was seconded by Mr. Parker, to adopt the following Resolution:

A RESOLUTION

WHEREAS, the Brunswick - Glynn County Joint Planning Commission, by virtue of its responsibility for studying and recommending policies in regard to land, its use and development in Brunswick and Glynn County, Georgia, has been requested by the City of Brunswick and the Seaboard Construction Company to review a proposal to erect and operate a portable hot mix asphalt plant by that company on its property located on Lanier Boulevard, north of Fourth Avenue, in the City of Brunswick, in order to ascertain its compliance with the zoning regulations of the City of Brunswick and with the long-range comprehensive planning goals of the City of Brunswick and Glynn County; and

WHEREAS, the said Joint Planning Commission has, at its meeting of May 14th, 1963, reviewed the proposal and heard testimony regarding the proposal and the nature of its operation; and

WHEREAS, the said Joint Planning Commission has found that the property upon which said use is proposed is zoned M-2 under current City zoning regulations;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the Brunswick-Glynn County Joint Planning Commission does find that the operation of a portable hot mix asphalt plant on the property aforementioned does conform to the comprehensive plan of the City of Brunswick and Glynn County as produced and adopted by the Joint Planning Commission on May 15th, 1962; that it does conform to the requirements of the City of Brunswick zoning regulations; that, based on testimony and information presented, all effort will be made by the Seaboard Construction Company to minimize possible obnoxious features and health and safety hazards which may accompany the operation of such use; and that, in the opinion of the Joint Planning Commission, the operation of such use will not be of such nature that it will be so detrimental as to affect the welfare of the community; and

BE IT FURTHER RESOLVED that the Brunswick - Glynn County Joint Planning Commission does hereby direct that copies of this resolution

be forwarded to the Commissioners of the City of Brunswick, the City of Brunswick Planning Board, and the Seaboard Construction Company.

Voting Aye: Messrs. Davis, Dubs and Parker.

Abstaining from voting: Mr. Compton.

The Chairman declared the motion carried.

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Mr. Albert Mills was present in support of his request for an exception from the requirements of the City of Brunswick Zoning Ordinance in order to permit the construction and continuance of a non-conforming repair garage and storage room in an R-2 District, 1715 Amherst Street, NE $\frac{1}{2}$  of Lot 123 between Albany and Amherst Streets, Town Commons.

It was brought out that such use had been made of the property involved for over 17 years and that the building utilized for such operation had been torn down through a misunderstanding when the applicant was requested to remove automobiles and parts cluttering his property.

A motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted to recommend to the City Commission approval of Albert Mill's request to build a new building in place of the one torn down for the purpose of carrying on the business of automobile repair, provided that he will not permit the storage of automobiles and parts outside of the building.

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Attorney Robert A. Sapp appeared before the Planning Commission on behalf of Simmons Realty and Development Company, Inc., and its request for the rezoning, from R-2 to C-1, of portions of a tract known as Day and Bloom Tract Lot No. 43, located between Fourth Street on the north, Franklin Street on the west, Third Street on the south, and Norwich Street on the east. Mr. Sapp stated that the property was proposed for use as a shopping center, although no specific plans for such use had yet been developed.

During discussion it was brought out that the area involved was the same as that considered for rezoning at the Planning Commission's meeting of August 28th, 1962. Mr. Sapp stated that he was unaware of previous consideration on the request.

Upon a motion made by Mr. Compton, and seconded by Mr. Davis, the request was tabled until the applicants have complied with the requirements outlined in the Planning Commission's meeting minutes of August 28th, 1962.

Mr. Sapp was furnished a copy of the minutes of the August 28th, 1962, meeting.

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As the next order of business, a request for an exception from the requirements of the City of Brunswick Zoning Ordinance, in order to permit additional commercial development on a triangular tract bounded by Altama Avenue on the west, Parkwood Drive on the south, and Cleburne Avenue on the east. The subject property, zoned R-2 at present, contains one commercial establishment (a drugstore) for which an exception was previously granted by the City of Brunswick Planning Board. Mr. William P. C. Smith, accompanied by his attorney, Mr. George

Cowart, and contractor, Mr. D. D. Hayes, was present in support of his request.

Lengthy consideration was given to the proposal. According to the submitted site plan, 6,312 square feet of building area was proposed. The site contains approximately 11,000 square feet. A driveway was included on the site plan to service a proposed quick-stop sandwich shop. Other potential outlets (approximately 60 - 70 spaces) was laid out generally on a 90-degree pattern, at right angles from the three abutting streets. It was noted that parking surfaces would be paved.

Among the factors considered by the Commission were the following:

1. The effect of the proposed uses on surrounding property;
2. The possibility of closing Cleburne Avenue and the effect this would have on development;
3. Parking and traffic patterns on and off the site; and
4. The physical layout of the proposal.

A motion was made by Mr. Compton, seconded by Mr. Dubs, and unanimously adopted to recommend to the City Commission that the application, in the present state, be denied for the following reasons:

1. Too much building floor area is being proposed, in the opinion of the Commission, on the property;
2. The parking layout, as proposed, was complicated and presented a danger of interfering with traffic movement on Cleburne and in the vicinity of the Parkwood-Altama intersection;
3. Abutting residences on Cleburne were afforded inadequate protection from the proposed commercial activity; and
4. More suitable measures for curbing were needed to eliminate the possibility of a vehicular "short cut" across the property from Parkwood to Altama.

The Commission further recommended that:

1. The site plan be redesigned so that not more than 40 per cent of the property be covered by building space, the remainder devoted to planned parking and screening; and
2. A planting screen be placed along Cleburne as a protective measure, in accordance with a previous request on behalf of the City Planning Board and agreed to by the applicant.

The Commission expressed itself as willing to reconsider the proposal at such time as a new site plan is submitted. It further recommended that, if the decision is appealed to the City Commission, a public hearing should be held.

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Consideration was next given to a request by Sea Island Company for the replatting of three lots contained in its Golf Retreat Subdivision, St. Simons Island.

Mr. Compton stated that such right was provided in the deed restrictions for the subdivision and that all the affected owners were agreeable to the elimination of one lot. It was noted that the proposed change was intended to provide more space between one of the golf course fairways and the abutting

residences. It was also noted that the proposed change conforms to County zoning regulations.

A motion was made by Mr. <sup>a</sup>Davis and seconded by Mr. Dubs to recommend to the Glynn County Planning Board the replatting of that part of Golf Retreat Sub-division adjacent to Tee Lane, eliminating Lot No. 11 and revising the dimensions and areas of Lots No. 12 and 13. X

Voting Aye: Messrs. Davis, Dubs and Parker.

Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

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Upon a motion made by Mr. Parker and seconded by Mr. Davis, the minutes of a regular meeting held April 23rd, 1963, were approved.

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The Planning Director reviewed the progress being made with respect to the newly formed Coastal Area Planning and Development Commission. He briefly summarized the Coastal Area group's meeting of May 8th, 1963, held at Midway. It was pointed out that a total of eight commissioners, representing four counties (Glynn, McIntosh, Liberty, and Bryan) had been selected. Local representatives were County Commissioner Ray Whittle and Brunswick Mayor W. H. Sigman. Mr. Whittle has been appointed Chairman of the new group and Dixie Harn of Liberty County is the Vice-Chairman. Planning Director Bell has been appointed Secretary - Treasurer. The Planning Director said that the first meeting was devoted primarily to organization, discussion of a possible constitution and consideration of potential projects and programs. Meetings will rotate between counties from month to month. Brunswick was established as permanent headquarters. The next meeting of the Coastal Area Commission is scheduled for Wednesday, June 12th, 1963, in Darien.

There followed a discussion of the new Commission, particularly with reference to the Planning Director and his appointment as Secretary - Treasurer of the Coastal group. Concern was expressed that the additional responsibility assigned to the Planning Director could further delay the completion of certain local projects, particularly the proposed zoning ordinance.

It was noted that progress on the ordinance is already far behind schedule, and that further delays may well have a serious effect on the City's urban renewal program.

It was also noted that the local staff is, in many ways, undermanned at the present time and that additional responsibilities could further compromise its effectiveness.

As a result of the discussion, Mr. Compton moved that the City and County Commission be notified that:

1. The Planning Commission supported the Coastal Area Planning Commission;
2. It was, however, concerned about the progress of its own local program, and that this program would suffer if the Director's time were directed toward other pursuits;

3. It did not feel that, at the present critical time, it was wise to reduce the effectiveness of the local program;
4. It could not, therefore, recommend that any of the Planning Director's time be devoted to the establishment of the Coastal Area organization until more progress was made on current projects and unless provisions were made to take up the slack at this level by increasing the local staff to include at least one more employee with some degree of planning experience; and
5. In view of these feelings, it requested official direction from the City and County Commissions with regard to the relationship of the Planning Director to the Coastal Area Planning and Development Commission.

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

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Monday, May 20th, 1963, at 2:00 P. M., was established as the time for a called meeting of the Planning Commission at which time a continued review will be made of Articles IX through XII of the proposed zoning ordinance.

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Meeting Adjourned at 11:15 A. M.