

REGULAR MEETING

MARCH 12th, 1963

8:30 A. M.

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

ABSENT: Neal Gale and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell and City Urban Redevelopment Director Robert G. Mauney

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Upon a motion made by Mr. Davis and seconded by Mr. Compton, the minutes for a special meeting held on February 26th, 1963, were approved.

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The Planning Commission next reviewed a request submitted by Harold T. Mixon for the rezoning of Lawrenceville Subdivision Lots No. 194, 195, and 196 from an R-2 to an R-3 classification in order to permit the construction of a ten-unit residential complex. The proposed site fronts 135 feet on the west side of Cochran Avenue, between Second and Third Streets, Brunswick, and contains 13,500 square feet. The Commission had first heard this request at its meeting of February 26th, 1963, and deferred it for further information.

It was brought out that the requested rezoning would be of little benefit to the applicant as only 7 units, of the size and type proposed, could be constructed in an R-3 classification while three duplexes (6 units) could be constructed in an R-2 classification under existing zoning requirements. In addition, the ten-unit complex proposal, as submitted, did not meet the front, side, and rear yard requirements of R-2 and R-3.

A motion was made by Mr. Compton, seconded by Mr. Parker and unanimously adopted that, as suggested by the Planning Director, a recommendation be made to the City Planning Board that Mr. Mixon's request for a rezoning of Lawrenceville Subdivision Lots No. 194, 195, and 196 be denied because of lack of sufficient room on the property involved to observe the proper yard requirements under any present or future zoning classification and that Mr. Mixon be advised that under the existing zoning he could put as many as three duplexes on the property.

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As the next order of business, the Planning Commission considered a request submitted by Mrs. Evelyn G. M. Young for the rezoning of property fronting approximately 100 feet on the west side of the 2900 block of Wolf Street. Mrs. Young was present in support of her request which would permit her to construct a 12-bed rooming house for the elderly on the property if rezoned from an R-2 to an R-3 classification.

A motion was made by Mr. Compton that a recommendation be made to the City Planning Board that an exception be granted permitting her to construct a 12-bed rooming house for the elderly in an R-2 zoning district provided:

1. That the building constructed thereon observe the required yard regulations and other zoning requirements;
2. That it meets the approval of the Board of Health; and
3. That the applicant obtain the approval signatures of

all residents located within a radius of 200 feet of the proposed location or, failing in that, that a public hearing be held on the application by the City.

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

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A request submitted by Eugene Lee for the rezoning of Lots No. 1, 2, and 3 of Washington Square Subdivision, Glynn County, was next considered. The rezoning of this property, fronting 95 feet on the west side of Habersham and 90 feet on the north side of Fifth Street, from Class D Agricultural to Class E Business, would permit the construction of an auto repair garage.

Upon a motion made by Mr. Compton and seconded by Mr. Davis, the Planning Commission voted unanimously to recommend to the County Planning Board that this application be denied in view of the lack of justification for the proposed rezoning. Particular note was made of the facts that the character of the surrounding area is substantially residential and that a commercial district in this area might encourage future requests of this nature in the immediate vicinity of the proposed junior college.

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The Planning Commission next reviewed plans and drawings of Glynn - Jekyll Acres, a subdivision proposal submitted by Bill Downey for development in the vicinity of Baumgartner Road and U. S. Highway 84, Glynn County. Mr. Downey was present for this review.

After study and upon recommendation of the Planning Director, a motion was made by Mr. Compton that the facts presented with regard to the proposed Glynn - Jekyll Acres Subdivision be accepted as a matter of information; that the Planning Commission recommend the acceptance of money in lieu of park area with regard to the development of the first 30 acres; and that the developer be requested to submit additional information and plans, to particularly include:

1. Proposals for future sites to be set aside for recreational purposes, and a written commitment for same, when and if additional property is acquired and planned for development;
2. Any areas proposed for commercial zoning;
3. Locations relative to the drilling of wells and location of septic tanks;
4. Locations and results of percolation tests; and
5. Written indication, from the Board of Health, that plans for water and sewer service are acceptable.

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

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The members were furnished with copies of a map outlining a proposed Bay Street Feasibility Study Area by the City's Urban Redevelopment Director. Director Mauney, in reviewing the progress being made toward the initiation of a Downtown Brunswick renewal program, requested that the members study the proposed area and make any comments and suggestions as to their thinking in relation to the boundaries.

A brief discussion took place on the matter, during which time the Urban Redevelopment Director made the following points:

1. Several courses were open with regard to Downtown Renewal. The one proposed, the Feasibility Study, would be designed to determine the City's financial ability to undertake renewal, to define standards for classifying commercial slums, and, further, it would attempt to evaluate the future re-use and marketability of the land. The study would last approximately six months.
2. The area proposed for the feasibility study would not necessarily be the area finally decided upon for actual renewal; the eventual renewal area would undoubtedly be a smaller portion of the Feasibility Study Area.
3. Another course would be a Survey and Planning Application, which is actually the first step toward executing an actual urban renewal project. Such an application is a faster and more direct step toward urban renewal. It requires a more specific commitment on the part of the City to undertake urban renewal action in the affected area.
4. Whichever course is taken, the end result is many years off. This is a fact that must be impressed upon the merchants.
5. The City will be interested in expending public funds only if the merchants are willing to participate financially in a general Downtown "face lifting" and the possible provision of certain facilities, such as parking areas.

Mr. Mauney stated that an application for a feasibility study had been prepared. Although it had not been officially submitted, it had been reviewed by certain HHFA officials in Atlanta. They had differing opinions on whether to submit a Feasibility Study or a Survey and Planning application.

Finally, it was noted that interest in the program on the part of a number of merchants was high and the efforts toward seeking federal assistance would continue.

A motion was made by Mr. Compton, seconded by Mr. Parker and unanimously adopted to accept the Bay Street Feasibility Area map and review it as a matter of information for further study.

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It was noted that the proposed bill clarifying the eligibility of commercial areas for urban renewal assistance under State law had passed the Senate, with an amendment, and, therefore, was returned to the house for further action.

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At the request of the City of Brunswick, a motion was made by Mr. Compton to recommend to the Mayor the appointment of Clarence J. Dubs and Frederick K. Bell as members of the City's proposed Citizens' Advisory Committee from the Joint Planning Commission.

Upon a second by Mr. Davis, this motion passed unanimously.

It was noted that the inactivity of this Committee in the past had resulted in a delay in the recertification of the City's Workable Program. Therefore, the City was re-establishing the Committee.

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As recommended by the Planning Director, a motion was made by Mr. Compton, seconded by Mr. Dubs, and unanimously adopted authorizing the purchase of one 5-drawer map cabinet, one 2-drawer legal file, one 6-drawer map file, and one coat-hat rack from Sanford - Hall Sales Company, Jacksonville, Florida, at the aggregate price of \$336.67, from funds allocated for furniture and fixtures in the current budget.

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The Planning Director was requested to obtain further information with regard to photocopy machines capable of making metal plates for off-set printing to be used in the preparation of the Planning Commission's various and numerous reports, as well as for reproduction of documents.

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Wednesday, March 27th, 1963, 8:30 A.M., was set as the time for a meeting of the Planning Commission's Sign Committee with representatives of local sign companies for the purpose of reviewing recommended sign controls for Glynn County. Following this review, the Sign Committee will make its recommendation to the Joint Planning Commission for the adoption of sign regulations by the County.

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Individual copies of the report entitled "A Cross-Georgia Waterway to Serve the Space Age", as published by Georgia Tech's Industrial Development Division, were furnished to each member.

The Planning Director informed the Planning Commission that the Industrial Development Division is interested in establishing a branch office in this area for the purpose of providing a continuing facility for the study of the area's industrial and economic potential.

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No action was taken following a review of a subdivision design proposal for Section 1 of the Belle Point tract, Glynn County. Neel Ackerman, of Sewell & Associates, Savannah, was present for this review.

It was determined that, prior to further consideration of this subdivision proposal, the Planning Commission be furnished with:

1. Detailed plans for utilities proposed for Section 1 of the subdivision;
  2. Revised over-all plans for all sections of the tract showing a proposed park site of approximately five acres centrally located in the subdivision as well as three acres for a picnic and recreational area in the area originally proposed for a park by the developers;
  3. A written commitment with regard to dedication of park areas for all sections of the tract; and
  4. Copy of deed restrictions, if any, proposed for the subdivision.
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Meeting Adjourned at 11:00 A. M.