

SPECIAL MEETING

JANUARY 23rd, 1963

8:30 A. M.

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

ABSENT: C. J. Dubs, Neal Gale and R. F. D. Paulk

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

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City Urban Redevelopment Director Mauney reviewed the status of the City's Perry Park Urban Renewal Program and, in particular, the need at this time for relocation housing for certain families within the area.

With relation to the current controversy over the City's announced intention to request the Housing Authority to apply for more public housing, the following points were made:

1. It was anticipated that the City would request no more than 200 units at this time (100 for urban renewal displacement from Projects 1 and 2 of the Perry Park General Neighborhood Renewal Plan Area and 100 for housing the elderly).
2. With particular reference to urban renewal displacement, there was a need for at least 50 public housing units of three, four and five-bedroom size to house displacees from Project 1 of the Perry Park GNRP area.
3. It was felt that, due to the estimated income of the families involved, private enterprise could not house these displacees in standard quarters.
4. The City was required to show definite evidence in the near future that these families could be housed or federal assistance would be withdrawn and urban renewal activity in Brunswick would stop. Thus, a request for public housing appeared to be the only solution.
5. If private enterprise could and did provide the housing in conformance with City codes, then the need for public housing would be reduced. However, the City was under immediate pressure and private action would have to come quickly.
6. City officials had been scheduled to discuss the housing question with the local Real Estate Board early in January, but, due to a conflict with inauguration festivities, had been postponed to a later date. The timing of the newspaper articles which publicized the proposed request was, therefore, premature and, as a result, unfortunate.

In view of this information, the Planning Director proposed that the Planning Commission could pass a resolution endorsing the need for additional public housing.

However, the Planning Commission felt that, prior to such action, the proposed application for more public housing should first be discussed before a meeting of the Real Estate Board. It further felt that such a resolution should be a response to a specific request from the City Commission. As a result, no action was taken on the matter.

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The possibilities of undertaking urban renewal in Downtown Brunswick were discussed by Planning Director Bell and Urban Redevelopment Director Mauney. The following points came up during the discussion:

1. Georgia law was unclear as to whether commercial areas were eligible for urban renewal. For this reason, the federal government has, in the past, refused to accept applications for such projects in the communities of this state.
2. Two recent legal opinions have supported the belief of some that commercial areas are eligible for urban renewal under current law. On the strength of these opinions, the federal government has accepted several applications for commercial area urban renewal projects in Georgia cities. None of these applications has, to date, received federal approval.
3. To clarify the issue beyond any doubt, there is currently a movement underway to amend the state act to insure that commercial areas in Georgia are legally qualified for urban renewal. It is possible that one or more members of the local legislative delegation may be asked to sponsor this bill.

In view of these events, hopes for commercial area urban renewal in Georgia are growing brighter.

The Planning Commission was advised that the City Commission would be asked by local merchants to submit an application for urban renewal assistance in Downtown Brunswick as soon as possible. The basis for this action was the feeling that the area may be eligible under the current law. If not, the application will already be in federal hands if and when the proposed amendment to the existing law is passed. If both of those possibilities fail to materialize, then the City has really lost nothing.

It was noted that the Joint Planning Commission had previously authorized the submission of an application requesting federal assistance for a planning study of commercial areas in Glynn County. However, it was suggested that an immediate application for urban renewal aid in Downtown Brunswick might be more desirable since:

1. The time span between planning phases and action phases will be shorter;
2. Duplication of effort will be avoided; and
3. If the urban renewal project is not upheld in the courts, the federal government is the only body that stands to lose any money.

In view of this information, a motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted that submission of an application for 701 assistance funds to study commercial areas in Glynn County, as the Planning Commission so directed the Planning Director at the meeting of July 28th, 1962, be delayed until the possibilities of undertaking urban renewal programs in Downtown Brunswick can be fully explored.

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Upon a motion made by Mr. Parker and seconded by Mr. Davis, the minutes for the regular meeting held January 10th, 1963, were approved as read.

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It was determined that review of Section 706.3 of the proposed zoning ordinance be deferred to a later meeting.

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Planning Director Bell gave a summary as to the status of zoning map preparation, outlining the procedure of adapting U. S. G. S. grid maps to 1" = 400' maps, and stated that the project is nearing completion.

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The members were advised that the Planning Commission's display, currently at the First National Bank, will be moved during the afternoon to the American National Bank and will remain there for one week.

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Agenda Items 4, 6a, 6c and 6f were not taken up during the course of the meeting.

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Meeting Adjourned at 10:30 A. M.