

REGULAR MEETING
JANUARY 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, 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, 1963. This motion was seconded by Mr. Compton 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 1963 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. Paulk to serve as Vice-Chairman. No further nominations were offered.

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

Chairman Knight then resumed the Chair.

As the next order of business, minutes of a regular meeting held on December 11th, 1962, were approved upon a motion made by Mr. Davis and seconded by Mr. Parker.

The Planning Director distributed copies of the recently reprinted "Just In Time", the final report on Project Ga. P-15.

Plans for placing of the Planning Commission's display in the local banks and their branches were reviewed by the Planning Director who stated that the first display was scheduled at the First National Bank within the coming week.

During a discussion of the Planning Commission's existing policies as to agendas and procedures for meetings, the members reaffirmed the policy of limiting meetings to a two hour period and the policy of considering current items at the first meeting of each month.

Upon recommendation of the Planning Director, a motion was made by Mr. Davis that Article II (Meetings) of the Planning Commission's Official By-Laws, adopted November 10th, 1959, be amended to provide that no zoning or subdivision proposals,

including requests for rezoning, exceptions and variances, will appear on the agenda unless submitted to the Planning Director at least one week prior to the date of meeting. This motion was seconded by Mr. Dubs and passed unanimously.

The members further determined that, in the future, individuals appearing before the Planning Commission would be limited to ten minute periods for presenting their requests and proposals in order that the meetings might be conducted more efficiently and without waste of valuable time to all concerned.

The Planning Director gave a summation of the financial and budgetary status of the Commission for the period July 1st, 1962, through December 31st, 1962.

Upon a motion by Mr. Compton, which was seconded by Mr. Parker, the mid-year budget report as submitted by the Planning Director was accepted and approved.

The Planning Director next reviewed items programmed for 1963 and the status of projects currently underway, and advised that the anticipated completion date of the proposed zoning and subdivision revisions will be prior to March 31st, 1963.

After study and review of a sketch plan submitted by Sewell & Associates, Inc., of Savannah, Georgia, for the subdivision of the Belle Point Tract, located to the east of U. S. 17 near Glynco NAS, the Planning Commission tentatively approved the sketch plan provided:

1. That an additional roadway is located to provide access to property immediately north of the proposed subdivision; it being recommended that both of the access roadways at the northern boundary of the subdivision contain at least 60 ft. rights of way.
2. That a playground area of approximately 5 acres is provided on suitable high-ground at a point which is relatively central to all lots within the subdivision; such site would then be suitable for use as a children's playground; and further, that the remaining area required for park dedication could, if the developers so desired, be located on the point now indicated on the sketch plan for proposed park development, such area being suitable for a picnic ground and boat landing facilities.
3. That suitable arrangements for drainage, sewage disposal and other utilities are provided and approved by the proper authorities; it being anticipated that this information will accompany the preliminary plat submission by the designer.

Mr. Arnold Fulford appeared in behalf of his request for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit the operation of a service station and grocery store on property fronting 200 feet on the southwesterly side of the Brunswick - Jesup Highway, approximately 950 feet south of Burnett Creek. It was recognized that this application is, in substance, the same request previously denied by the Joint Planning Commission, the Glynn

County Planning Board and the Glynn County Board of Commissioners after a public hearing.

The Planning Director was directed to furnish Mr. Fulford with a listing of requirements, such a plot plan and evidence of definite interest by an oil company in installing gasoline pumps, that the Planning Commission felt should be submitted for their consideration before a recommendation could be made on the proposal. The Planning Commission, therefore, deferred action on the request until the necessary information is provided.

Mr. William A. McDonald was present in behalf of a request made by Mrs. R. L. McDonald for an exception from the requirements of the City of Brunswick Zoning Ordinance in order to permit the continuance of a non-conforming grocery store in a new building proposed for construction in an R-2 District on property located at 1108 First Avenue.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that, although the Planning Commission is inclined to be favorable to this request, it be deferred in view of the possibility that the site involved will, in all probability, be reclassified in a LC Local Commercial District under the City's proposed new zoning ordinance and in view of Mr. McDonald's statement that he was in no great hurry to commence construction; it was further agreed that if the property was reclassified for commercial use, the existing residence on the site would become a non-conforming use and should be removed.

Messrs. Edwin Fendig, Jr., and Neal Fendig appeared in support of two requests for exceptions from the requirements of the Glynn County Zoning Ordinance in order to erect two 12 ft. by 42 ft. illuminated signs with setbacks less than those required by the ordinance.

Following is a summary of the presentation with reference to the two signs and the action taken by the Joint Planning Commission:

1. Request to place a sign (12 ft. by 42 ft.; illuminated) on the west side of U. S. 17, north of Brunswick, on property belonging to Mrs. John Noe.

Requested Setback: Approximately 10 feet from the westerly highway right of way line.

Action: A motion made by Mr. Parker and seconded by Mr. Davis was unanimously adopted that denial of the request be recommended to the Glynn County Planning Board; it being further recommended to the Planning Board that an exception be granted for the erection of the proposed sign on the property in question at a location immediately abutting the two existing signs on the site, such location enabling the placing of the sign approximately 42 feet from the westerly right of way line of U. S. 17.

2. Request to place a sign (12 ft. by 42 ft.; illuminated) on the east side of U. S. 341, north of Brunswick, on property belonging to Allied Chemical, Inc. (Solvay).

Requested Setback: Indefinite.

Action: A motion made by Mr. Compton and seconded by Mr. Gale was unanimously adopted that action be deferred on this request and the Glynn County Building Inspector be requested to measure the distance from the eastern pavement line of the highway to the westernmost point of the proposed sign site; it being contemplated that this information will be furnished to the Planning Commission at its first scheduled meeting in February.

A motion was made by Mr. Compton that recommendation be made to the respective City and County Planning Boards that the City Building Inspector and the County Building Inspector withhold issuance of permits for signs proposed for construction with setbacks less than those required by City and County Ordinances until such requests have first been reviewed by the Joint Planning Commission for its recommendation.

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

In order that the Planning Director might attend an Urban Renewal Workshop to be held at the University of Georgia's Center of Continuing Education in Athens, the meeting of the Planning Commission scheduled for Tuesday, January 22nd, 1963, was postponed to Wednesday, January 23rd, 1963.

Meeting Adjourned at 11:30 A. M.