

REGULAR MEETING

AUGUST 13, 1963

8:30 A. M.

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

ABSENT: Fred T. Davis and Cormac McGarvey

ALSO PRESENT: Planning Director Frederick K. Bell

As the first order of business, the Planning Director requested that a special meeting be held next week to consider the following:

- (a) Hospital Area Study,
- (b) Resolution on I-95 and its relationship to Colonel's Island,
- (c) Resolution on Perry Park Urban Renewal Project #1, and
- (d) Other pertinent projects.

The Joint Planning Commission decided to have a breakfast meeting Tuesday, August 20, 1963, at 7:30 a. m., to be held at Crews Restaurant.

Clarification on the Joint Planning Commission's position with regard to the proposed Exchange Club Fair Ground site had been requested by the City Commission. After discussion, a motion was made by Mr. Compton, seconded by Mr. Gale, and unanimously adopted that the Joint Planning Commission recommend that an exception to the existing zoning ordinance be made to permit the use of this 27-acre tract for fair ground purposes, subject to a determination by the City and County Commissions that such use is essential in the best interests of the citizens of Brunswick and Glynn County.

The Planning Commission continued to feel that this is a most inappropriate location for the fair grounds and is not in the best public and private interest. It went on record once again in favor of locating the fair grounds on another site if at all possible.

Mr. Bill Downey was present in behalf of a request for final approval of fifteen (15) lots in Glynn-Jekyll Acres Subdivision. After review of the plat and reading of a letter from the State Department of Public Health, Mr. Compton made a motion, seconded by Mr. Parker, and unanimously adopted that the Commission approve the following fifteen (15) lots in the Glynn - Jekyll Acres Subdivision in accordance with the acceptance of these lots for installation of septic tanks and individual well water systems, as per a Department of Health letter dated July 30, 1963, and on the basis of the approval of the County Engineer of the drainage and paving, which has been done, to date, on Colonels Drive of this subdivision - Block 1, Lots 12, 14, 16, 18, 20, 22, and 24; Block 4, Lots 1, 3, and 5; Block 5, Lot 2; and Block 6, Lots 1, 3, 5, and 7.

Notation of those lots approved for development will appear on the final plat.

This approval is subject to the subdivider paying into the County Commission the sum of \$750 in lieu of a tract of land for park purposes, under arrangements to be made with the County Commission.

B-14-63.

A motion was made by Mr. Parker, seconded by Mr. Gale, and unanimously passed that the request of Malcolm Seckinger for rezoning, from R-2 to R-3, of that property fronting 150 feet on the east side of Evergreen Road and known as Lots 180 and 181, Montpelier Subdivision, be deferred until Mr. Seckinger or someone representing him could be present in behalf of this request.

GC-21-63.

Mrs. Frank H. Schopfer, Sr., was present to request an exception from the Zoning Ordinance in order to permit mobile homes on property fronting on the west side of U. S. 341, 241 New Jesup Highway, Glynn County.

After discussion, Mr. Compton made a motion, seconded by Mr. Gale, that the request of Mrs. Schopfer be denied as it does not meet the minimum requirements of five (5) acres as recommended by the Joint Planning Commission for the establishment of mobile home parks and in view of the fact that no submission was made to the effect that it meets the Board of Health standards. The motion passed unanimously.

B-15-63.

Mr. ^{Clair}Clair Jones was present in behalf of a request by J. H. Ewing and Sons for permission to operate a bakery in a C-1 District, in the Lanier Plaza Shopping Center on Glynn Avenue.

After discussion, a motion was made by Mr. Parker, seconded by Mr. Gale, and unanimously approved, that the request be granted in view of a determination by the Joint Planning Commission, also acting as the City Planning Board, that the use was in keeping with the intent of C-1 regulations.

B-16-63.

Mr. Wallace Harrel was present on behalf of a request by Mrs. Etta Lee Perry to rezone approximately 14 acres of property located on the east side of and fronting 300 feet on U. S. Highway 17, facing Lanier Plaza Shopping Center from R-1 to C-1. Also present in connection with this request were Mr. Clair Jones, Mr. Harry Johnson, and Mr. Gilbert Powell. Mr. Johnson and Mr. Powell represented Humble Oil. Mr. Harrell stated that the other side of Glynn Avenue already is commercial from Lanier Plaza to the Life of Georgia building and that he understands that two more commercial establishments are to be constructed south of Lanier Plaza. He said that the Perry tract is zoned R-1, but it hardly seems reasonable that a person would like to build a home in an area predominately commercial and fronting on a highway. Mr. Harrell stated that the Humble Oil and Refining Company are prospective purchasers for an acre of this 14-acre tract of marshland, and they are willing to pay approximately \$69,000 for the property.

During the course of the discussion, the Planning Director noted that the property was included in the area set aside by the City Charter as the "Marshes of Glynn". He said that the use of city or county owned property for anything but recreational purposes in "The Marshes of Glynn" was illegal. However, Mrs. Perry's property, which is privately owned, was not affected by these provisions.

Thus, the only issue confronting the Joint Planning Commission was whether R-1 or C-1 zoning was most desirable for this property in terms of protecting the public interest and insuring the goals of the Comprehensive Plan.

There was considerable concern expressed over the effect of the proposed use on the appearance of the Marshes and on traffic safety along that portion of U. S. 17 near the Torras Causeway intersection.

Mr. Harrell said that if the public wishes to protect the property from development, then the public should purchase it. Mr. Gale pointed out that he was not enthusiastic about a service station on the property, but that he agreed with Mr. Harrel with regard to the public's responsibilities, if it wanted to protect the land.

A lengthy discussion followed in which Mr. Gale said he sould rather see anything but a service station in the marshland.

Mr. Gale made a motion, seconded by Mr. Paulk, that the 14-acre tract of land be rezoned from R-1 to C-1. Mr. Compton voted against the proposal and Mr. Parker abstained. The motion passed.

GC-23-63.

Capt. Harry Liles and his attorney, Albert Fendig, Jr., appeared to present Capt. Liles' request to rezone a tract known as New Hope Plantation, containing approximately 750 acres on the east side of U. S. 17 north, near the intersection of U. S. 17 and Georgia Highway 99, from Class D Agricultural to Class G Industrial. There are 200 acres of high ground and 550 acres of marsh land in the tract. The property fronts for approximately 2,750 feet along U. S. 17. Capt. Liles stated that he has talked to several adjoining property owners and he does not anticipate any objections. In fact, he said that some would welcome the employment that an industrial site could offer. Capt. Liles is connected with the Atlantic Refining Company.

Although no specific uses were mentioned for the property, the possibilities of petroleum refineries and storage facilities were mentioned. Mr. Fendig presented a sketch plan proposal of how the property might be laid out, and discussed the industrial potential of the site. He particulraly stressed its proximity to deep water and the Intracoastal Waterway.

Concern was expressed by the Planning Director and some members of the Commission over the dangers of "over zoning" land for industrial purposes in the county. It was noted that several thousand acres of land on Colonel's Island were still vacant and that approximately 400 acres were recently zoned for industrial use in the Pyles Marsh area.

Mr. Compton made a motion, seconded by Mr. Gale, that Capt. Liles' request to rezone property known as the New Hope Plantation from Class D Agricultural to Class G Industrial be denied; provided, however, that, if the applicant wished to resubmit his request designed to encompass a reserve area of 800 feet in depth from the easterly right of way line of U. S. 17 and for the entire frontage on U. S. 17, that the Commission would reconsider the application to rezone the balance of said property from its present classification to Class G Industrial. Mr. Parker and Mr. Paulk abstained from voting on this issue. The motion passed.

GC-25-63.

Mr. W. T. Browher, Jr., representing the Atlantic Neon Company, was present in behalf of a proposal by the Jekyll Island Resort Hotel Association and the Jekyll Island Authority to place two signs advertising Jekyll Island on U. S. Highway 17 south of Lanier Bridge.

Mr. Browher presented a site plan showing the approximate location of the signs plus detailed drawings of the signs themselves.

Both signs would be located in State Highway Department right of way on the west side of the highway, about 65 feet west of the actual pavement line. One sign would be located between Lanier Bridge and the Jekyll Island turn-off, and the other would be placed southwest of the turn-off.

The signs would be lighted and would consist primarily of an arrow 50 feet in width. The arrow would be supported by several metal pylons approximately 36 feet in height.

Mr. Browher stated that approval to place these two signs on the proposed sites had already been received from the State Highway Department and the Bureau of Public Roads.

The Commission noted that the proposal was contrary to a commitment made several years ago by Jekyll Island officials that no signs advertising the facility, in addition to the one currently existing at the turn-off, would be erected.

After discussion, Mr. Gale made a motion, seconded by Mr. Compton, that the Joint Planning Commission recommend to the County Commission denial of the proposal to place signs on the highway on grounds that it is in violation of Section 17 of "Rules and Regulations for the Control and Protection of State Highway Rights-of-Way", as adopted by the State Highway Board, that, further, it is contrary to the existing zoning ordinance; and, finally, that it is contrary to an agreement made by Jekyll Authority officials that there would be only one directional and no advertising signs in this area, as stated in a telephone conversation between Mr. Ray Whittle and Mr. Ben Fortson, Chairman of the Authority, some three or four years ago during a session of an official County Commission meeting. Mr. Parker voted no. The motion passed.

The Edgewood Subdivision sketch plan, as submitted by Delta Engineers, was reviewed. The subdivision was proposed for development on the old Aiken tract fronting on the west side of U. S. Highway 17, north of the city. The Planning Director noted that the County Recreation Director has approved the proposed park site but that the County Engineer had not yet had an opportunity to comment on the proposed street system.

Mr. Compton made a motion, seconded by Mr. Gale, that this be tabled until it is worked up in final form for the Commission's approval. The motion was unanimously passed.

The meeting was adjourned at 11:00.