

SPECIAL MEETING  
OCTOBER 22nd, 1963  
8:30 A. M.

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PRESENT: Chairman M. A. Knight, Fred T. Davis, C. J. Dubs, Neal Gale,  
and R. F. D. Paulk

ABSENT: James D. Compton, Cormac McGarvey, and W. Wright Parker

ALSO PRESENT: Planning Director Frederick K. Bell, City Manager H. Bruce  
Lovvorn, County Administrator Howard J. Sears and County  
Engineer D. C. McCaskill

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Satilla Shores Subdivision, Park Proposal.

Mr. Clair Jones, representing Zell Finance Company, Inc., developers of Satilla Shores Subdivision, was present for consideration of a park site for this subdivision located on the south side of U. S. 17 between Lanier Bridge and the U. S. 84 intersection.

During discussion, it was brought out that the original section of the subdivision was approved by the County Commission without the required park dedication upon written agreement from Zell Finance Company that, at such time as additional sections of the subdivision were developed, adequate park areas would be dedicated.

County Administrator Sears stated that a 4-H group is anxious to lease from the County a dedicated park in the Satilla Shores area on which they propose to construct a community building, and that the County is seeking a recommendation from the Joint Planning Commission as to the location of such a site. It was noted that the original Satilla Shores Subdivision, containing approximately 43 acres, utilized all the property owned by the developers on the south side of U. S. 17 for building lots, and that any park site would have to be from the developers' holdings on the north side of U. S. 17.

The developers, represented by Mr. Jones, were proposing to dedicate a site of approximately 2 acres for the community building, if such dedication would serve to meet the park requirement for their subdivision. The proposed site was located north of U. S. 17 and south of Fancy Bluff Road fronting on an unpaved road, almost directly opposite the residence of Mrs. Wilda Tostensen. It was noted that a 2.15 acre site (five per cent of 43 acres) would be necessary to meet the County's requirements for park land dedication.

Mr. Sears and County Engineer McCaskill, along with Mr. Jones, discussed many aspects of the background of efforts to obtain a park site in this area.

After study and discussion, a motion was made by Mr. Gale, seconded by Mr. Paulk, and unanimously adopted that the Joint Planning Commission recommend to the Glynn County Planning Board that the County Commission accept the proposal of Zell Finance Company, Inc., to dedicate 2.15 acres for park area in a location north of U. S. 17, on the dirt road to Fancy Bluff, approximately opposite the residence of Mrs. Wilda Tostensen; said area to be designated the site dedicated to the County to meet the park requirements for Satilla Shores Subdivision south of U. S. 17, said subdivision, as recorded at present, containing approximately 43 acres, and that a requirement be affixed that

sufficient area be reserved adjacent to the 2.15 acre area for expansion purposes in the event of future development of Satilla Shores Subdivision.

It was further suggested that the developers write a letter of commitment to the County Commission that, in accordance with the above motion, they propose to give the property under discussion. It was further recommended that the letter be accompanied by a survey plat of the property and a deed.

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GC-36-63.

The Planning Commission next considered a request for rezoning from Class A and Class B Residential and a request for exceptions from Class C Height and density regulations in order to develop a retirement center on the F. D. M. Strachan Estate property located in King City Subdivision, St. Simons Island. The site proposed for such use contains approximately 3.5 acres and is that block bounded on the north by Butler Avenue, on the east by Floyd Street, on the south by St. Simons Sound, and on the west by Georgia Street, with the exception of two lots fronting on Floyd Street.

Messrs. Robert A. Sapp, attorney, William R. Tucker, Clair Jones, realtor, and Henry Carter, realtor from Savannah representing the Strachan interests, were present in support of the proposal. Renderings and architectural plans submitted showed a 5-story complex containing 192 residential units and related commercial uses. Mr. Sapp stated that in his opinion the proposal would act as a catalyst to the future development of St. Simons Island.

Planning Director Bell pointed out that, in addition to the requested exceptions from height and density regulations, provision will have to be made for adequate parking to serve the complex. In his opinion, space was available to provide adequate parking.

Mr. Sapp noted that it would not be necessary to close any streets since none showing on the property have ever been opened or dedicated. He said that drainage and utility services would not offer any problems.

The Planning Director said that investigation had shown that the high-rise building would not affect fire insurance classifications on St. Simons Island.

The building, as proposed, is basically a hotel. Although not an "Old Folks Home", in the normal sense, it would cater to elderly people. The success of such ventures in Florida was noted.

Some doubt was raised as to the claim the applicants might have to riparian rights on the beach area in front of the property. However, this was a problem of concern to the applicants, not the Planning Commission.

A motion was made by Mr. Davis and seconded by Mr. Dubs that the Joint Planning Commission recommend to the Glynn County Planning Board that the proposal for rezoning from Class A and B Residential to Class C Residential and request for exceptions from Class C height and density requirements in order to permit a retirement center on St. Simons Island on the following property: all of that certain lot, tract or parcel of land situated, lying and being on the Island of St. Simons, Glynn County, Georgia, a portion of the subdivision thereon known as and called King City; said property being bounded as follows: on the north by the southerly line of Butler Avenue, on the east by the westerly line of Floyd Street, on the south by the mean low water mark of St. Simons Sound, and on the west by the easterly line of Georgia Street, excepted from said described

property are Lots No. 5 and 6 of said King City Subdivision, be approved subject to the following conditions:

- 1) Conformance of the proposal to all fire, health and other applicable codes; and
- 2) Parking spaces be provided at a ratio of 1½ spaces per living unit, or a total of 288 spaces;

and, further, that this matter be referred to the Glynn County Planning Board with the recommendation that advertisement for a public hearing be expedited.

Voting Aye: Messrs. Davis, Dubs, and Paulk.

Abstaining from Voting: Mr. Gale.

The Chairman declared the motion carried.

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It was decided that the following agenda items be deferred until such time as the applicants or their representatives are present:

Sherwood Subdivision, Section 3: Review of design for 24 lot proposal, previously considered July 12th, 1960; located on north side of Cypress Mill Road between U. S. 17 and Altama Avenue. Submitted by J. H. Ringeling on behalf of Bill Scouten.

B-23-63: Request for exception from R-2 regulations in order to permit carport in front of average building line, 3309 Reynolds Street. Submitted by Eugene Bennett.

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Upon a motion made by Mr. Davis and seconded by Mr. Gale, the minutes of a Regular Meeting held on October 8th, 1963, were approved.

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As the final order of business, a revised budget for the Planning Commission's operations during the period July 1st, 1963, through June 30th, 1964, was reviewed. The Planning Director pointed out that a revision of the budget adopted on June 27th, 1963, was necessary due to allocations from the County being less than anticipated for the budget year.

After consideration, the following budget submitted by the Planning Director for the 1963 - 1964 Fiscal Year was unanimously adopted by the Joint Planning Commission upon a motion made by Mr. Gale and seconded by Mr. Davis:

ADOPTED BUDGET 1963 - 1964  
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

1500	<u>Salaries</u>		
	1501	Planning Director	\$ 9,200.
	1502	Secretary	2,400.
	1503	Planning Technician	4,900.
	1504	Temporary Personnel	200.
			<hr/>
			\$ 16,700.
1510	<u>Furniture and Fixtures</u>		
		Furniture and Fixtures	\$ 500.
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			\$ 500.
1520	<u>Office Operations</u>		
	1521	General Supplies	\$ 450.
	1522	Drafting and Photographic Supplies	400.
	1523	Office Rent	1,520.
	1524	Utilities	250.
	1525	Telephone	350.
	1526	Document Reproduction	300.
	1527	Contingency	150.
	1528	Audit	80.
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			\$ 3,500.
1530	<u>Automobile Allowances</u>		
	1531 )	these figures now reflected in	none
	1532 )	Salaries under 1501 and 1503	
1540	<u>Dues, Publications and Subscriptions</u>		
		Dues, Publications and Subscriptions	\$ 300.
			<hr/>
			\$ 300.
1550	<u>Travel and Conferences</u>		
	1551	Travel	\$ 300.
	1552	Conferences	600.
			<hr/>
			\$ 900.
1560	<u>Social Security</u>		
		Social Security	\$ 475.
			<hr/>
			\$ 475.
1570	<u>Hospitalization Insurance</u>		
		Hospitalization Insurance	\$ 175.
			<hr/>
			\$ 175.
1580	<u>Consultant Services - 701 Program</u>		
	1581	Services on Proposed Zoning Ordinance	\$ 1,650.
			<hr/>
			\$ 1,650.
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		TOTAL	\$ 24,200.

1962 - 1963 Surplus	(as of June 30th, 1963)	\$ 4,719.88
Less Consultant Services on Zoning Ordinances		<u>- 850.00</u>
Net Surplus		\$ 3,869.88

Meeting Adjourned at 10:00 A. M.

REGULAR MEETING  
NOVEMBER 12th, 1963  
8:30 A. M.

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(Due to lack of quorem being present, no official meeting was held.)

SPECIAL MEETING  
NOVEMBER 26th, 1964  
8:30 A. M.

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(Meeting Postponed to December 3rd, 1964)