

REGULAR MEETING
JANUARY 12th, 1965
8:30 A. M.

PRESENT: Vice-Chairman W. Wright Parker, James D. Compton, Fred T. Davis,
C. J. Dubs, Neal Gale and Cormac McGarvey
ABSENT: Chairman M. A. Knight and R. F. D. Paulk
ALSO PRESENT: Planning Director Frederick K. Bell

In the absence of Chairman Knight, Vice-Chairman Parker assumed the Chair.

As the first order of business, minutes of the regular meeting held on December 8th, 1965, were approved upon a motion made by Mr. Davis and seconded by Mr. Gale.

GC-1-65.

Mr. Virgil H. Hinson, applicant, accompanied by Mr. Charles H. Andrews, was present in support of his request to rezone approximately 10.5 acres from Class D Agricultural to Class E Business. The property involved fronts approximately 1,200 ft. on the south side of Georgia 303 between the Forks and the Turtle River Bridge with an approximate depth of 400 ft.

Mr. Hinson stated that the rezoning is being sought in order that a small corner portion of the tract might be used for an auto repair shop. Mr. Hinson submitted a plat of the property with a sketch showing the proposal. No proposal for the remainder of the property was submitted. Mr. Hinson stated further that the existing dilapidated structure on the property would be razed and the tract cleared. He further said that the proposed operation would not call for outdoor storage and that all operations would be indoors.

It was brought out that the site was the same as previously requested for use by a used car salvage business. This request had received strenuous opposition from surrounding residential property owners.

The Planning Director pointed out that there was some question as to whether the proposed use would require a commercial or industrial classification.

After deliberation, a motion was made by Mr. Compton, seconded by Mr. Gale, and unanimously adopted to recommend approval of the proposed rezoning on the condition that:

- a. there be no open storage of junk automobiles or other materials on any portion of the 10.5 acres proposed for rezoning; and
- b. that a public hearing be held. *(by Council)*

B-1-65.

Next considered was a request for an exception from R-2 residential requirements in order to permit construction of six additional apartment units on Old Town Lot No. 164. The property, 95 ft. by 180 ft. (17,100 sq. ft.) is located on the south side of Prince Street between Reynolds and Richmond Streets.

Mr. Walter H. Stewart, applicant, was present and submitted a rendering of the proposal.

The Planning Director stated that, while the proposed use would be proper under the new proposed City zoning ordinance, the two-story proposal would be short 3,750 sq. ft. on the required land area as a duplex is already existing on the property.

After consideration, a motion was made by Mr. Davis to recommend approval of the request as an exception to the requirements of the existing R-2 zoning standards, with the observation that this area is proposed for GR General Residential zoning under the new ordinance.

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

Closing of Ribault Lane, traversing Block 13, Sea Island Subdivision No. 1.

As the next order of business, a proposal, submitted by Sea Island Company, on behalf of affected property owners, was considered. This request consisted of a proposal to amend the layout of Block 13, Sea Island Subdivision No. 1, involving the closing of Ribault Lane traversing this block.

Mr. James D. Compton, representing the Sea Island Company, stated that other portions of Ribault Lane had previously been closed through this method. Owners of property abutting the lane had, in turn, received quitclaim deeds to one-half of its width from his company.

It was brought out that the proposal would not deprive any property owner of any access to their property and, further, did not conflict with the comprehensive plan or subdivision regulations of Glynn County.

After study, a motion was made by Mr. Davis and seconded by Mr. Dubs to recommend approval of the closing of that portion of Ribault Lane running generally north and south in the interior of Block 13, Sea Island Subdivision No. 1, and that the amended plat, showing the proposal, be recommended for approval.

Voting Aye: Messrs. Davis, Dubs, Gale and McGarvey.

Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

GC-2-65.

Mr. Thos. J. Dickey, Jr., attorney, representing Georgia Power Company, applicant, was present in support of a request to rezone the northwest corner of the Wainwright property fronting 700 ft. on the east side of the Southern Railroad right of way and 308 ft. on the south side of the Georgia Power Company easement. This property lies approximately 857 ft. north of Cedar Street.

Mr. Dickey stated that a rezoning from Class D Agricultural to Class G Industrial would permit Georgia Power to utilize the property for office and storage area purposes.

It was brought out that access to the property would present a problem when the proposed Newcastle Street project was built. This problem would be discussed at the next County Commission meeting. The Planning Commission staff was

preparing illustrations of the present and proposed traffic patterns in the area for review at that time.

In the meantime, the Power Company wished to proceed with the rezoning application.

After consideration and a determination that the proposed use would conform to the comprehensive plan, a motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted to recommend approval of the request submitted by Georgia Power Company for the rezoning of the subject property from Class D Agricultural to Class G Industrial.

The Commission was advised of receipt of a note from the Glynn - Brunswick Memorial Hospital, thanking the members and staff for their contribution on behalf of the late Dr. Joseph B. Mercer.

Individual copies of the Joint Planning Commission's 1965 meeting schedule were distributed to the members.

The Planning Director pointed out that the Planning Commission's next regularly scheduled meeting date conflicted with that of the forthcoming mayoralty election called by the City for February 9th, 1965.

By common consent, it was determined that the Planning Commission's February meeting be rescheduled for February 2nd, 1965.

The members were reminded of a special joint breakfast meeting with the Industrial Development Authority to be held on Monday, January 18th, 1965, at the Heritage House, 7:30 a.m.

The members were also advised of the Coastal Area Planning and Development Commission meeting to be held January 13th, 1965, at 11:00 a.m., in Midway, Georgia.

Notification was given of a conference on Economic Development in the Altamaha River Basin, 9:00 a.m., at the Elks Club in Vidalia, on Tuesday, January 19th, 1965. The members were requested to attend this conference if at all possible.

Planning Director Bell distributed individual copies of a report entitled "The Role of Planning in the Community - 1964" and stated that this was the second such report prepared. The first, in 1963, was a part of the City's Workable Program.

The Planning Director advised that the City's proposed new zoning ordinance would in all probability be published, as required by law, in the Brunswick News during the latter part of January.

Planning Director Bell advised that the County might establish a special committee for the purpose of making recommendations to the County Commission and Planning Commission with respect to the proposed new zoning ordinance for Glynn County.

Meeting Adjourned at 9:45 A. M.