

REGULAR MEETING

APRIL 13th, 1965

8:30 A. M.

PRESENT: Chairman M. A. Knight, Fred T. Davis, C. J. Dubs, Neal Gale and W. Wright Parker

ABSENT: James D. Compton, Cormac McGarvey and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell

GC-36-64.

Mr. C. B. Langford, Jr., was present in support of a request submitted by Brunswick Realty Company for the rezoning of Lots 4, 5, 6, 7, 8, 9, 10, and 11 of Bonnie Day Subdivision. The tract, 200 ft. by 300 ft., is located north of Fourth Street and west of Cleburne Street. Mr. Langford stated that, while no specific purpose was in mind for the use of the property at the present time, his company was seeking a rezoning from Class D Agricultural to Class E Business in order that the property might be developed commercially. He pointed out that the major portions of surrounding property are either commercial in nature or are utilized for dilapidated housing.

The Planning Director stated that this request had been deferred on November 10th, 1964. At that time the Planning Commission felt that an effort should be made to encourage the owners of the remaining five lots within the block to seek a like zoning on their holdings. Mr. Langford stated that his company had been unsuccessful in obtaining any reaction from these owners, either favorably or unfavorably.

The Planning Commission, while not opposing a commercial rezoning as requested, felt that if rezoning was to be considered, the reclassification of the entire block should be reviewed at one time.

After consideration, a motion was made by Mr. Parker to recommend that the entire block, bounded on the north by Denver Street, on the south by Fourth Street, on the west by Johnston Street, and on the east by Cleburne Street, including Lots 1 through 14, inclusive, be zoned Class E Business on the condition that:

1. a public hearing is held, and
2. owners of all lots in the block, specifically Lots, 1, 2, 3, 12, and 13, are notified of said hearing by individual letter and are given an opportunity to appear regarding the recommendation.

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

GC-13-65.

Next considered was a request for Class E Business rezoning on property presently zoned Class D Agricultural. The tract involved fronts 151.42 ft. on the north side of Georgia Route 99 and 179.35 ft. on the east side of Godley Road, approximately 1 mile west of the New Jesup Highway (U. S. 341). The applicant, Mr. Seaf Pierce, was present and stated that if the rezoning is permitted it was his intention to construct a soft drink stand (12 ft. by 15 ft.) and residence on the property.

He also said that, if granted a beer and wine license by the County Commission, the commercial structure would be increased to 25 ft. by 30 ft.

After deliberation, a motion was made by Mr. Gale, seconded by Mr. Parker, and unanimously adopted to recommend that the subject request be disapproved, it being the consensus of opinion of the members that the request constituted a spot zoning that is not justified by the facts presented, and, further, that the proposed rezoning did not conform to the Comprehensive Plan.

A delegation, representing the North Glynn County Improvement Association and consisting of Messrs. Ben T. Ramsey, Jr., D. H. Rudd, W. L. Thompson, and E. I. Dees, appeared to discuss planning that has been done for the development of their area and the carrying out of such plans. Mr. Ramsey acted as spokesman for the group.

Generally, he stated that the Association wanted to encourage the Planning Commission in its continuing efforts to prepare sound planning policy for the development of North Glynn County.

The Association felt that this was a particularly important section because of its rapid growth. One of its purposes was to work toward the provision of suitable safeguards to protect residents of the area against unnecessary commercial and industrial intrusion and, further, to encourage the development of necessary services, such as schools, parks, etc., in this section.

The Association felt that the Planning Commission had developed good plans for the area. It wished to urge the Planning Commission to stand firmly behind its plans and wanted to assure the Commissioners that they would have the support of the North Glynn County Improvement Association in any efforts to achieve this end.

The Planning Director was instructed to express in letter form the Planning Commission's appreciation for the appearance of the delegation at the meeting and to advise the association that it will exert every effort to insure that sound development policies are maintained in North Glynn County.

GC-15-65.

The Planning Commission next reviewed a request submitted by Edwards Construction Company for a rezoning from Class D Agricultural to Class E Business. The property in question fronts 290 ft. on the west side of Frederica Road with an approximate depth of 1,200 ft., and is identified as portions of Tract 3, Long View Acres Subdivision, St. Simons Island. Messrs. J. S. Edwards and G. H. Edwards of the company were present in support of the request and stated that if the rezoning is allowed it was their intention to utilize the property for a storage warehouse.

Messrs. W. E. Young and Guy Tasciotti were present to express their opposition to the request, particularly where the subject property abutted to the rear of residential lots located in River View Subdivision.

Although the Planning Commission did not object to the rezoning of portions of this tract, it did not feel that it could recommend commercial zoning for the extreme westerly areas without severely endangering the property values of nearby residences.

Consequently, a motion was made by Mr. Gale, seconded by Mr. Parker, and

unanimously adopted to recommend approval for commercial rezoning of that portion of the tract requested for rezoning which fronts on Frederica Road and runs westerly to an imaginary line extended from the southwest corner of the Curtis Stevens tract on a straight line until it intersects with Tract 2, the remaining portions of the area required for rezoning lying to the rear of and further west of this imaginary line and the western property line of the Curtis Stevens tract are not recommended for rezoning; and, further, to recommend that a public hearing be held.

GC-14-65.

No one being present in behalf of the request, a motion was made by Mr. Gale, seconded by Mr. Davis, and unanimously adopted to defer action on a request for a 4 ft. by 8 ft. sign proposed for location on Olsen's Yacht Yard property, St. Simons Causeway, it being the feeling of the Planning Commission that additional information, particularly with respect to the specific location of the sign, is needed before a determination could be made.

The Planning Director distributed to each member individual copies of a rough draft of the proposed Land Subdivision Ordinances for Glynn County and the City of Brunswick. He stated that a number of technical factors still remained to be resolved and that it was his suggestion that copies be furnished to the City, County, and Board of Health in order that their engineers might make recommendations regarding certain standards. He also suggested that, meanwhile, the members be reviewing the text. Prior to final drafting, it was proposed that the document be made available to local building organizations and other interested groups for their review and comments.

A motion was made by Mr. Davis that the Planning Director transmit copies of the draft of the proposed Land Subdivision Ordinance to the City, County, and Board of Health with a request that they and their engineers review the document and make recommendations.

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

The Planning Director advised the members of the forthcoming Industrial Developers Seminar, sponsored by Georgia Tech's Industrial Development Division, to be held on April 21st, 1965. He further stated that a registration fee of \$25.00 per individual attending the seminar was payable by April 15th, 1965. The Planning Commission had been invited to send two representatives.

Mr. Dubs made a motion that authorization be given for one member and the Planning Director to attend the seminar, the required registration fees to be paid from budgeted conference funds.

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

The Planning Director was directed to attempt to get one of the Planning Commissioners to attend the seminar with him.

As the next order of business, minutes of the regular meeting held on March 9th, 1965, were approved upon a motion made by Mr. Davis and seconded by Mr. Parker.

Planning Director Bell advised that he had been requested by County

Administrator Sears to furnish his office with information regarding the proposed budget for the Planning Commission for the fiscal year 1965 - 1966, for review by the County prior to adoption of its budget for this same period.

During a preliminary discussion of the forthcoming budget, it was brought out that an increased budget for this period will be necessary due to rising operation expenses, particularly regarding rent expenditures and normal salary increases.

The Planning Director stated that, in his opinion, a figure in the neighborhood of \$27,000 or \$28,000 would be required for the year's operation.

A motion was made by Mr. Davis, seconded by Mr. Dubs, and unanimously adopted to authorize the Planning Director to advise the County that an over-all budget request for the coming year is being submitted for \$27,000, it being recognized that the Glynn County Commission has been contributing 50% of the Planning Commission's budget, resulting in a request for \$13,500 from the County.

By common consent, the Commission agreed to direct the Planning Director to have an additional telephone line installed in the Planning Commission office.

The Planning Director announced that Mr. Davis and Mr. Dubs had agreed to represent the Commission at the forthcoming ASPO Convention to be held in Toronto, Canada, April 25th through 29th, 1965, and that transportation and registration arrangements were complete.

Individual copies of "Bay Street", a brochure prepared by the City of Brunswick and its consultants, Eric Hill Associates, Inc., of Atlanta, in relation to its downtown urban renewal program, were distributed to the members.

Also distributed were copies of "Bibliography of Major Reports Published by the Brunswick - Glynn County Joint Planning Commission, Compiled as of April 1965" and "Supplemental Bibliography of Other Reports Regarding Economic and Industrial Characteristics of Brunswick and Glynn County, Georgia, Compiled by the Brunswick - Glynn County Joint Planning Commission, April 1965".

As the final order of business, the Planning Commission discussed the pending proposal being considered by the City of Brunswick for the elimination of median strips and other planted areas in the center of certain Brunswick Streets.

The members strongly felt that the historic and economical benefits derived from such planted areas as tourist attractions far outweigh any minor inconvenience that may be afforded to traffic. It was further felt that the Bay Street General Neighborhood Renewal plan further emphasizes the important contribution these areas can play in the revitalization of downtown Brunswick.

Consequently, a motion was made by Mr. Davis, seconded by Mr. Gale, and unanimously adopted to respectfully urge the City Commission to exert every effort to retain and protect these important symbols of the history and heritage of the City of Brunswick.