

REGULAR MEETING

JUNE 8th, 1965

8:30 A. M.

PRESENT: Vice-Chairman W. Wright Parker, James D. Compton, Fred T. Davis,
Neal Gale, Cormac McGarvey and R. F. D. Paulk
ABSENT: Chairman M. A. Knight and O. V. Shaw
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, the minutes of regular meeting held on May 11th, 1965, were approved upon a motion made by Mr. Davis and seconded by Mr. McGarvey.

St. Clair Estates Subdivision.

Mr. Ed Cofer, Realtor, and Mr. J. H. Ringeling, engineer, were present on behalf of the developers, Lake Forest Estates, Inc., for a review of a plat of St. Clair Estates Subdivision, located on St. Simons Island.

A letter from the developers was read. In it they had offered to give the St. Simons Island Water and Sewer District a site on which to install a new water tower and to give the County some right of way frontage along Frederica Road for future widening of that roadway. They also stated that they had spent a considerable sum in developing 15 to 16 acres of lakes for recreation and pleasure of the property owners in the subdivision. They were requesting that these be accepted in lieu of the 5% dedication of land for park purposes.

A study of the plat revealed that the subdivision contained 193 acres and would require 9.65 acres for park purposes. It was brought out that the County did not accept lakes as a part of park requirements, since it did not wish to accept the responsibility for any liability that might occur in connection with the ownership of such. The water tank site contained 0.185 acres and the right of way along Frederica Road 1.902 acres, totalling 2.087 acres and resulting in an additional 7.563 acres being needed to meet the park requirements. The Planning Commission determined that this could be met by contribution of a sum equalling \$1,500.00 per acre, or \$11,344.50.

It was brought out that the developers have not, to date, received written approval of the Board of Health with respect to water and sewer systems proposed. A meeting between the developers and Board of Health officials to resolve this matter is scheduled in the near future.

In keeping with policy previously established, the Planning Commission did not feel it could take action on the plat without the required approval of the Board of Health of proposed water and sewer service facilities and approval of the County Engineer of street pavements and drainage systems in the subdivision.

A motion was made by Mr. Compton that:

1. Action be deferred on the St. Clair Subdivision plat pending the confirmation and submission of:
 - a. Approval of the Board of Health of proposed facilities for water and sewer service.
 - b. Approval of the County Engineer of street pavements and drainage systems.
2. A recommendation be made that Glynn County accept a 25 ft. by 3,315 ft. strip of right of way on the west side of Frederica Road (totalling 1.902 acres) and a 90 ft. by 90 ft. water tank site (totalling 0.185 acres) as partial credit toward the 5% park requirement set forth in the Glynn County Zoning Ordinance.

Based on a total acreage in the site of 193 acres, the park requirement was estimated to be 9.65 acres. Minus the right of way and the water tank site, a net park requirement of 7.563 acres would remain; further, that the developers could meet this requirement by contributing a sum to the County at the rate of \$1,500.00 per acre for the 7.563 acres, or a total of \$11,344.50; and, finally, that the County not accept the fresh water lake as part of the park requirement.

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

GC-21-65.

Mr. Ed Cofer, Realtor, was present in support of a request for the rezoning of a tract fronting approximately 200 ft. on the south side of the East Beach Causeway and 150 ft. on the east side of Demere Road, St. Simons Island. Mr. Cofer stated that the requested rezoning, if approved, would permit the construction on the site of a service station. The property involved, now zoned Class D Agricultural, would require a Class E Business zoning for such a purpose.

It was brought out that the site was the same that had been proposed previously for a supper club, to which nearby residential property owner had objected strenuously. It was also stated that the property is proposed for an R-12 Residential classification under the proposed new zoning ordinance for Glynn County.

A motion was made by Mr. Compton, seconded by Mr. McGarvey, and unanimously adopted to recommend denial of the subject request for the following reasons:

1. The request did not appear to conform with Comprehensive Plan objectives for the area.
2. It was felt that the use of the type proposed would tend to decrease the value of nearby residential properties.
3. It was felt that the use, as proposed, would increase the hazards existing at this already dangerous intersection.

City Urban Redevelopment Director Robert G. Mauney and Planning Director Bell gave a detailed review of the City's Bay Street General Neighborhood Renewal Plan, GA R-81 (GN) (A). Mr. Sam Altman, representing the Merchants Committee of the Chamber of Commerce, was also present for this presentation.

The presentation was illustrated by the use of a lighted scale model of the

project, and as well two renderings of the plan. Copies of the plan report, entitled "Bay Street", were distributed to the members for study and review.

Mr. Mauney stated that one of the requirements for the project was a resolution from the Joint Planning Commission endorsing the plan and stating that the project conforms to the Comprehensive Plan for the City of Brunswick. He requested that the Planning Commission take action on the matter at this meeting. The Planning Director assured the members that the plan complied with the City's planning goals and recommended favorable action.

A motion was made by Mr. Compton that the Planing Commission adopt the Following Resolution:

RESOLUTION OF THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION
APPROVING THE PRELIMINARY GENERAL NEIGHBORHOOD RENEWAL PLAN AS
CONFORMING TO THE COMPREHENSIVE PLAN OF THE CITY OF BRUNSWICK

WHEREAS, pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the City of Brunswick (herein called the "Local Public Agency") has entered into a contract, designated Contract No. GA R-81 (GN) (A) with the Federal Government pursuant to which the Government has made available to the Local Public Agency financial assistance for the preparation of a general neighborhood renewal plan for the urban renewal area designated as Bay Street General Neighborhood Renewal Plan area, in the City of Brunswick, County of Glynn, State of Georgia (herein called the "Locality"); and

WHEREAS, there was presented to this meeting of June 8th, 1965, of the Brunswick - Glynn County Joint Planning Commission for its consideration and approval a copy of a general neighborhood renewal plan for said urban renewal area, dated April 30th, 1965, which plan is entitled "Bay Street General Neighborhood Renewal Plan GA R-81 (GN) (A)" and consists of 30 pages, 3 maps, and 2 exhibits made a part thereof (said plan being hereinafter called "General Neighborhood Renewal Plan"); and

WHEREAS, said General Neighborhood Plan was reviewed and considered at length at said meeting;

NOW, THEREFORE, BE IT RESOLVED by the Brunswick - Glynn County Joint Planning Commission that the General Neighborhood Renewal Plan be and is hereby approved in all respects; that it is determined to conform to the Comprehensive Plan for the City of Brunswick as a whole.

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

GC-22-65.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted to defer action on a request submitted by Mr. J. J. Lissner, Jr., until such time as someone is present in support of the request. The application, to rezone, from Class D Agricultural to Class E Business, an 800 ft. by 1,100 ft. (20± acres) portion of the Carlos Cambra Tract (property of W. Gordon Helms, et al), fronting on the west side of Altama Avenue, approximately 400 ft. north of the new school site near Beverly Shores, did not state the purpose for which the rezoning

was being sought.

Belle Point Subdivision, Area A, Sections 2 and 3.

Mr. Jack Carswell, of Universal Securities, Inc., and Mr. J. H. Ringeling, engineer, were present to discuss with the Planning Commission the temporary use of a portion of the area previously dedicated for park purposes in Belle Point Subdivision for use as an oxidation pond.

This matter had previously been considered at the meeting of May 11th, 1965, at which time the Planning Commission was agreeable to approval of the plat of Belle Point Subdivision, Area A, Sections 2 and 3, subject to concurrence by the County Commission that it was agreeable for the park area to be so used, contingent upon additional park land being dedicated in the interim, and subject to approval of plans and specifications for water, sewer, drainage, paving and the like by appropriate City and County officials.

The Planning Director stated that he was in receipt of a letter from County Administrator Howard J. Sears indicating that the County is agreeable to the proposed temporary use, subject to certain conditions. Basically, the developers are to be required to provide a deed with a reversionary clause, or other legal instrument satisfactory to the County Attorney, assuring that Glynn County would have other park area equal to that previously set aside if the temporary oxidation pond has not been closed and the land restored to the original condition within a three year period. Until such time, a secondary park site is to be reserved in lieu of the original park area for the three year period, in accordance with an agreement between the County Commission and Universal Securities, Inc.

The Planning Director advised that approval had been received from the Board of Health with respect to water and sewer facilities for the subdivision, but that drainage and paving proposals within the two plat areas had not yet been approved.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that, upon receipt by the Planning Commission office of a site description of the property and evidence that suitable arrangements for the conveyance of the secondary park site have been made between the developers and the County Commission, the plats of Belle Point Subdivision, Area A, Sections 2 and 3, will be forwarded to the Glynn County Planning Board with the approval of the Joint Planning Commission.

A brief discussion was held with respect to the salaries to be included in the forthcoming 1965 - 1966 budget for the Joint Planning Commission's staff.

A motion was made by Mr. Paulk, seconded by Mr. Compton, and unanimously adopted that salaries for each of the Joint Planning Commission staff members be increased one step as reflected in the salary schedules established by the City of Brunswick's personnel classification study and adopted by the Joint Planning Commission on June 23rd, 1964, as follows:

Code No.	Title	Per Annum	Pay Range	Step
1501	Planning Director	\$ 9,432.	32	E
1502	Secretary	\$ 4,536.	16	F
1503	Planning Technician	\$ 5,265.	21	D

and, further, that automobile allowances remain the same for 1965 - 1966, as

follows:

Code No. 1531	(for Planning Director)	\$ 412.00 per annum
Code No. 1532	(for Planning Technician)	\$ 120.00 per annum.

Based on this action and previous budget discussion, the Planning Commission requested the Planning Director to prepare a finalized budget for discussion at the July meeting and eventual submission to the City and County Commissioners.

The Planning Director stated that the regular monthly meeting of the Coastal Area Planning and Development Commission would be held June 9th, 1965, 11:00 a.m., at the Cherokee Restaurant in Midway, Georgia.

The Planning Director reminded the members of the forthcoming Georgia Municipal Association Convention to be held on Jekyll Island June 20th through 22nd, 1965, and requested that those interested in attending contact him in order that reservations might be made.

The Planning Director advised that the Planning Technician was attending, on behalf of the Planning Commission, a week long Environmental Health Training Course being held in Savannah, Georgia.

The Planning Director stated that he had, on June 7th, been a member of a group making a tour of Cape Kennedy. The tour had been sponsored by the Brunswick and Glynn County Development Authority. He said that the Planning Commission might be interested in forming a group to make a tour of the facility.

The Planning Director reported on the recent Town House meeting. He said that members Compton and Parker were in attendance at this second such meeting. Mr. Compton at that time reviewed the activities of the Planning Commission. The Planning Director suggested that other members of the Planning Commission might make presentations on behalf of the Commission at future meetings.

Meeting Adjourned at 11:15 A.M.