

REGULAR MEETING

JULY 13th, 1965

8:30 A.M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis,
Cormac McGarvey, R. F. D. Paulk and W. Wright Parker

ABSENT: Neal Gale and O. V. Shaw

ALSO PRESENT: Planning Director Frederick K. Bell

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

North End Subdivision, Section 2.

Messrs. Stephen R. Been, developer, Jack Griffith, attorney, and J. H. Ringeling, engineer, were present on behalf of a review of the plat for Section 2 of the North End Subdivision. Mr. Been stated that he had received approval from the Board of Health for individual septic tanks and wells on Lots 1 through 16, inclusive, and Lots 21 through 51, inclusive. Mr. Been further stated that it would be his preference to donate cash in lieu of land to meet the park land dedication requirement. Section 2 contains approximately 18.2 acres.

A letter from the Board of Health was read giving its approval to individual wells and septic tanks for the above identified lots.

A motion was made by Mr. Davis, seconded by Mr. Paulk, and unanimously adopted to recommend approval of the plat of North End Subdivision, Section 2, for recording, subject to the following conditions:

1. That Lots 17 through 20, inclusive, Section 2, are omitted from the final recording plat.
 2. That streets and drainage in the proposed subdivision have been or will be installed to the satisfaction of the County Commission.
 3. That a cash donation of \$682.50 be made to the County Commission in lieu of the park land requirement as set forth in the County's subdivision regulations; this amount being based on an estimated requirement of 0.91 acres of park land for the subdivision, computed at a rate of \$750.00 per acre.
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St. Clair Estates Subdivision.

Messrs. W. A. Bowen, developer, Ed Cofer, Realtor, and J. H. Ringeling, engineer, were present for a final review of the plat of St. Clair Estates Subdivision, St. Simons Island.

This plat had been reviewed at the Planning Commission's regular meeting of June 8th, 1965. At that time, action approving the plat was deferred until proposed facilities for water and sewer had been approved by the Board of Health, and pavement and drainage by the County Engineer. At the June meeting, a recommendation was made with respect to the County accepting a 25 ft. strip of right of way and a water tank site as partial credit toward the park land requirement of the Glynn County subdivision regulations. Following this recommendation,

the County Commission had indicated a desire for a 30 ft. right of way along Frederica Road, as opposed to the 25 ft. strip previously recommended. The developer indicated his willingness to make the requested increase in the right of way strip.

A communication was read from the Board of Health, indicating its approval of the use of septic tanks of the individual lots in the subdivision. It was brought out that a community water system has been installed within the subdivision and will tie into the St. Simons Island Water and Sewer District. It was understood that this water system has met the requirements of the water and sewer district, although this was not supported by written confirmation.

It was noted that several street names had been omitted from the plat.

A motion was made by Mr. Parker to recommend approval of the plat of St. Clair Estates Subdivision for final recording, subject to the following conditions:

1. The inclusion of street names on the plat.
2. The dedication of a 90 ft. by 90 ft. site (0.185 acres) for a water tank site and a 30 ft. by 3,315 ft. strip of right of way (2.280 acres) on the west side of Frederica Road as partial fulfillment of the 9.65 acre park land requirement; the remaining 7.185 acres of the requirement to be made through a cash donation to the County Commission at the rate of \$1,500.00 per acre or a total of \$10,777.50 (calculations being based on an estimate of a total of 193 acres in the entire tract).

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

B-9-65.

Next considered was a request, submitted by Mr. Keith L. Brown, for the rezoning of the eastern one-half of Old Town Lot No. 536, fronting 90 ft. on the west side of Cochran Avenue and 90 ft. on the north side of London Street.

Mr. Brown was present in support of his request and stated that the requested rezoning, from GR Residential to LC Commercial, would enable him to reconstruct a 40 ft. by 65 ft. concrete block building on the site of his present business establishment. Plans submitted revealed a 10 ft. setback from the front property line (Cochran Avenue) and a 15 ft. setback from the rear property line, but no setback on the side street property line (London Street). It was brought out that the proposed structure, in the Planning Commission's opinion, would be an improvement over the structure presently located on the property.

It was also noted that Mr. Brown has used the property for commercial purposes for many years and he plans to continue the same use, if permitted to build a new building.

A motion was made by Mr. Davis, seconded by Mr. Parker, and unanimously adopted to recommend approval of the referenced request to the City Commission, subject to the proposed building being set back no less than 10 ft. from the right of way line of London Street and that other setbacks, as shown on the submitted plan, are observed.

B-10-65.

A request for rezoning, submitted by Mr. E. J. Derst, Jr., of the Derst Baking Company of Savannah, was next considered.

Mr. Lewis E. (Buddy) Sikes was present to represent the applicant. Mr. Sikes stated that the Derst Company is seeking a rezoning from GR Residential to GC Commercial in order that the company might expand its existing bread delivery supply and storage point. The property in question is identified as Lots 494 through 499, including a closed 5-ft. alley, New Town, and fronts 150 ft. on the south side of M Street and 120 ft. on the east side of Newcastle Street. Mr. Sikes said that the enterprise would face onto M Street and not onto the proposed widening of Newcastle Street.

It was brought out that the proposed use of the property constituted an expansion to activities that have been carried out on the site for a substantial period of time.

A motion was made by Mr. Parker, seconded by Mr. McGarvey, and unanimously adopted that recommendation for approval of the subject request be made to the City Commission.

GC-22-65.

Mr. J. J. Lissner, Jr., attorney, and Mr. Gordon Helms, one of the owners, of the tract in question, appeared in support of a request for the rezoning of a 20 acre portion of property formerly owned by Carlos Cambra (61.5 acres in the entire tract). The applicants stated that, although they had no definite use for the property in mind at the present time, they were seeking a rezoning from Class D Agricultural to Class E Business for the 20 acres, fronting on the west side of Altama Avenue approximately 400 ft. north of the new school site near Beverly Shores.

A motion was made by Mr. Compton, seconded by Mr. Paulk, and unanimously adopted that, although the Planning Commission is favorably inclined toward the request, it does not feel that it can take action until more detailed information is available as to the nature of the proposed use of the property.

The commission expressed particular concern because of the proximity of the property to the proposed school and the effect that certain commercial uses might have on the school.

GC-23-65.

Next considered was a request, submitted by Mr. Fred Smith, for the rezoning of a 12 acre tract fronting approximately 1,170 ft. along the north side of Perry Lane Road. The property is bounded on the west by the proposed State Highway Patrol Station and the Fred Smith property, on the north by the Atlantic Coast Line Railroad, and on the east by the Griffith property. Mr. John N. Jones, Realtor, was present in behalf of the applicant and stated that Mr. Smith was seeking a rezoning from Class D Agricultural to Class G Industrial. It was brought out that the tract is almost completely surrounded by industrially zoned land.

It was also brought out that the property involved is within an area being recommended for industrial zoning under the new proposed County Zoning Ordinance.

A motion was made by Mr. Davis that approval of the subject request be recommended to the Glynn County Planning Board.

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

B-11-65.

Mr. Hugh K. Tollison was present in support of his application for the rezoning of Town Commons Lots 25, 27, 29, 31, and the southern one-half of Lot 33, between Lee and Gordon Streets. The property fronts 200 ft. on the north side of Gloucester Street, 337.5 ft. on the easterly side of Lee Street and is known as the Willetta Hotel property.

Mr. Tollison stated that he was seeking a rezoning from OC Office Commercial to GC General Commercial in order that a supermarket might be constructed on the property. He said that a 3 to 1 ratio would be provided for off-street parking with service entries on F Street at the rear of the property.

A motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted to recommend to the City Commission approval of the rezoning, not to GC General Commercial as requested, but to HC Highway Commercial; and, further, to strongly recommend that the applicant retain as many of the oak trees on the property as possible that would not conflict with the actual building proposed for construction on the site.

The Planning Commission further requested that the applicant submit to the Planning Director a plot plan of the proposal for his review.

Mr. Tollison also requested consideration of the rezoning of the Glynn Ice and Coal Company tract from GR Residential to GC Commercial. He stated that such a rezoning would permit the construction of a supermarket on the property.

When informed that no formal application had been filed on this matter, the Planning Commission advised Mr. Tollison to file the required formal application prior to consideration by the Planning Commission.

The Planning Director advised that the regular monthly meeting of the Coastal Area Planning and Development Commission would be held at the Cherokee Restaurant in Midway, on July 14th, 1965, at 11:00 a.m.

The Planning Commission next reviewed a chart of expenditures of the recently completed fiscal year 1964 - 1965 and a proposed budget for the fiscal year 1965 - 1966.

With respect to the expenditure chart, it was noted that operations were well within the total budgeted amount, although some categories were underexpended and some overexpended. A surplus of \$2,758.27 as of June 30th, 1965, plus \$2,000.00 unpaid by the County for May and June 1965 results in a potential accrued surplus of \$4,758.27.

With respect to the \$26,800.00 budget proposed for 1965 - 1966, it was noted that an increase of only \$1,450.00 over the amount budgeted for 1964 - 1965 (\$25,350.00) would result.

Based on past practice of 50 - 50 participation by the City and County Commissions, the budget would require, if approved, a contribution of \$13,400.00 each from the City and County.

After a study of the proposed budget for 1965 - 1966, and upon recommendation of the Planning Director, a motion made by Mr. Compton and seconded by Mr. Davis was unanimously passed to adopt the following budget for the Joint Planning Commission's operations for the fiscal year July 1st, 1965, through June 30th, 1966:

ADOPTED BUDGET 1965 - 1966
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

1500 Salaries		
1501 Planning Director	\$ 9,432.	
1502 Secretary	4,536.	
1503 Planning Technician	5,256.	
1504 Temporary Personnel	200.	
		<u>\$ 19,424.</u>
1510 Furniture and Fixtures	\$ 300.	
		<u>\$ 300.</u>
1520 Office Operations		
1521 General Supplies	\$ 550.	
1522 Drafting and Photographic Supplies	400.	
1523 Office Rent	2,550.	
1524 Utilities	-	
1525 Telephone	400.	
1526 Document Reproduction	400.	
1527 Contingency	129.	
1528 Audit	80.	
		<u>\$ 4,509.</u>
1530 Automobile Allowances		
1531 Planning Director	\$ 412.	
1532 Planning Technician	120.	
		<u>\$ 532.</u>
1540 Dues, Publications and Subscriptions	\$ 400.	
		<u>\$ 400.</u>
1550 Travel and Conferences		
1551 Travel	\$ 300.	
1552 Conferences	600.	
		<u>\$ 900.</u>
1560 Social Security	\$ 550.	
		<u>\$ 550.</u>
1570 Hospitalization Insurance	\$ 185.	
		<u>\$ 185.</u>
1580 Consultant Services	\$ -	
		<u>\$ -</u>
		<u><u>\$ 26,800.</u></u>
Total		\$ 26,800.

The Planning Director advised that the County Commissioners have completed their review of the County's proposed new Zoning Ordinance and that a public hearing on same will be scheduled in the near future.

Meeting Adjourned at 11:00 A. M.