

REGULAR MEETING
AUGUST 10th, 1965

8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis,
W. Wright Parker, R. F. D. Paulk and O. V. Shaw
ABSENT: Neal Gale and Cormac McGarvey
ALSO PRESENT: Planning Director Frederick D. Bell

As the first order of business, the minutes of a regular meeting held on July 13th, 1965, and a called meeting held on August 6th, 1965, were approved upon a motion made by Mr. Compton and seconded by Mr. Parker.

Mr. Bell officially presented his resignation as Planning Director, effective September 17th, 1965. He stated that he had been offered a position as head of the newly created Local Planning Assistance Program under the South Carolina Development Board at Columbia, South Carolina. Planning Director Bell stated leaving Brunswick and Glynn County had been a difficult decision to make and expressed his deep appreciation for the guidance and cooperation given him by the Planning Commission members during the past three years.

In accepting Mr. Bell's resignation with regret, the members wished him well in his new position and expressed their appreciation for his untiring efforts in behalf of the Joint Planning Commission and the community.

With respect to securing a replacement for Mr. Bell, the Chairman said that efforts were already underway. One candidate, Mr. Dan C. Vismor of Asheville, North Carolina, had been interviewed by the Commission the previous Friday.

In addition, the Commission suggested that the Chairman contact Mr. Bob Doyle of the East Central Florida Regional Planning Counsel about the availability of planners of his staff.

B-12-65.

Messrs. William R. Killian, attorney, and A. J. Wood, owner of the property involved, were present for a review of the request for the rezoning of Town Commons Lot 66 between Amherst Street and Cochran Avenue, fronting 180 ft. on the south side of L Street, 90 ft. on the west side of Cochran Avenue, and 90 ft. on the east side of Amherst Street.

Mr. Killian stated that a rezoning from GR General Residential to LC Local Commercial would permit the continuation of a service station on the property. He pointed out that the station was a legal use under the previous City zoning ordinance when the permit for its construction was issued. Subsequently, the new zoning ordinance placed the property in a residential district which resulted in the station becoming a non-conforming use. Consequently, a rezoning was being sought in order that the present use of the property might conform to the City's new zoning ordinance.

The Planning Director pointed out that the area along L Street had been placed in a residential district as a result of the planning for the urban renewal district as a control over undesirable commercial development in that area. It was brought out that the service station is less than a year old and is an asset to the neighborhood.

A motion was made by Mr. Parker, seconded by Mr. Davis, and unanimously adopted that, in view of the present commercial use of the property and in view of the commercial nature of other properties in the immediate vicinity, recommendation be made to the City Commission for the rezoning of the subject property from GR General Residential to LC Local Commercial.

GC-26-65.

Mr. William R. Killian, representing Mr. Durant Beard, the applicant, was present in support of a request for the rezoning of portions of Tract 60, Brunswick Farms Subdivision, and Lots 7, 8, and 9 of Washington Square Subdivision. Mr. James Asher was also present.

A plot plan of the property revealed that the Brunswick Farms tract lies on the south side of 5th Street between Altama Avenue and Habersham Street, and that the Washington Square property is located at the northeast corner of Habersham and 5th Street.

Mr. Killian stated that the proposed use, a small "L" shaped shopping center containing 9 outlets, would require a rezoning from Class D Agricultural to Class E Business. He said that entrance to the center would be from 5th Street and not Habersham Street or Altama Avenue, that parking area would be provided on the northeast corner of the property, and that a 10 ft. serviceway would be provided at the rear of the "L" shaped building.

It was brought out that this was the same property on which an exception for a six months period had been recommended for a like shopping center at the April 14th, 1964, meeting of the Joint Planning Commission (reference GC-9-64 a. and b.). This exception had expired.

A motion was made by Mr. Parker, seconded by Mr. Shaw, and unanimously adopted to recommend approval of the request subject to a public hearing and subject to the following conditions:

1. that the ground-breaking for the proposed center take place within one year from the date of approval by the Planning Commission (August 10th, 1966);
2. that the development comply with the plot plan and rendering as presented; and
3. that entrances and exits to the shopping center be restricted to 5th Street.

GC-27-65.

A request, submitted by Mr. T. J. Dickey, Jr., attorney, on behalf of Georgia Power Company, for the rezoning, from Class D Agricultural to Class G Industrial, of a tract containing approximately 10 acres was next considered.

The property in question is known as portions of Brunswick Farms Lot 215 and fronts approximately 1,570 ft. on the south side of Old Community Road, approximately 325 ft. on the west side of the Old Cypress Mill Road, and approximately 500 ft. On the northwest side of the New Community Road, near the Ballard School area.

Mr. Dickey stated that previously the Planning Commission had recommended favorably for Georgia Power Company to use a tract located in the Knight Industrial tract area and known as the Wainwright property for its district headquarters, storage, and repair and service area. Proposed railroad routing in the Newcastle Street project had made the use of that tract impossible. Consequently, the New Community Road site was being sought for Georgia Power's proposed use.

A motion was made by Mr. Davis and seconded by Mr. Compton to recommend approval of the request, subject to a public hearing.

Voting Aye: Messrs. Compton, Davis, Paulk and Shaw.

Abstaining from Voting: Mr. Parker.

The Chairman declared the motion carried.

GC-25-65.

Mr. C. B. Langford, Jr., of Way, Peters, Cowden & Langford, Inc., was present for a review of that company's request for the rezoning of Lots 23 and 24 of the Kaufman Tract and all of that portion of Lot 286, St. Simons Beach Subdivision, including that portion of a triangle which parallels a 40 ft. street and runs to a point in front of Lot 17, Kaufman Tract. The property fronts 135 ft. on the north side of Ocean Boulevard and 112.4 ft. on the east side of 11th Street, St. Simons Island.

Mr. Langford stated that, although there were no definite plans for the use of the property, a rezoning from Class A Residential to Class E Business was being sought, as they were thinking along the lines of utilizing the tract for office buildings. He further stated that he had contacted one official of the St. Simons Methodist Church, directly across Ocean Boulevard from the site, and that this official had no objection to the rezoning.

A motion was made by Mr. Parker, seconded by Mr. Davis, and unanimously adopted to recommend approval of the request on the condition that the property be used only for office purposes and also on the condition that a public hearing is held.

B-11-65 and B-13-65.

The Planning Director advised the commission of the receipt of a letter, dated July 22nd, 1965, from the City Commission requesting the reconsideration of B-11-65, initially reviewed by the Planning Commission at its meeting of July 13th, 1965, plus a review and recommendation on the zoning of all property generally along the Gloucester Street axis eastward from Cochran Avenue.

In its letter, the City Commission noted that at least one other property owner in the general area had requested reconsideration of the zoning of his land and, as a result, the City felt that the entire area should be given further study.

The Planning Director reminded the Commission that B-11-65 was a request submitted by Mr. Hugh K. Tollison asking that the Willetta Hotel property on the north side of Gloucester Street at the corner of Lee Street be reclassified from OC Office Commercial to GC General Commercial. At its July meeting, the Planning Commission had recommended the property for rezoning to a HC Highway Commercial classification on the grounds that such a rezoning would serve Mr. Tollison's purpose as far as his intended use (a super-market), yet at the same time would be more restrictive regarding yard requirements and setbacks. The Planning Commission had further urged the applicant to exercise all possible care to preserve as many oak trees now existing on the property as possible.

The City Commission was withholding any action on this and any other request in the general area until the Planning Commission had been given an opportunity to review and make recommendations on the over-all situation.

In response to the City Commission's wishes, the Planning Commission proceeded to review and discuss the zoning in the general area on both sides of Gloucester Street east to U.S. 17 from Cochran Avenue. As a result of this study, the Planning Commission unanimously made the following recommendations, upon a motion made by Mr. Shaw and seconded by Mr. Parker:

1. That an HC Highway Commercial district be applied to the area falling within the following approximate boundaries: starting at a point at the southwest corner of Cochran Avenue and F Street, then extending northeasterly to the southeast corner of F and Johnston Streets, then extending southeasterly to the southeast corner of the 10 ft. alley located midway between Gloucester Street and Atlanta Avenue, then extending northeasterly to the southeast corner of said alley and Goodyear Avenue, then extending southeasterly one block to the northeast corner of Goodyear Avenue and Gloucester Street, then extending southwesterly to the northwest corner of Johnston and Gloucester Street, then extending southerly across Gloucester Street and on the west side of Magnolia Avenue one tier of lots deep, then extending westerly along the rear property line of said tier of lots to the eastern right of way of an unopened 10 ft. alley, then extending southerly along said alley to the northeast corner of the intersection of said alley and Monck Street, then extending southwesterly along Monck Street to the northwest corner of Monck Street and Cochran Avenue, then extending northwesterly along the western side of Cochran Avenue to the point of beginning.

For that property north of the first tier of lots south of Gloucester Street, this recommendation proposes a rezoning from OC Office Commercial with the exception of two lots between an unopened alley and Magnolia Avenue on the south side of Gloucester which are proposed for a change from R-9 Single-Family Residential.

For that property north of Monck Street to the first tier of lots fronting along the south side of Gloucester Street between Cochran Avenue and Windsor Park the recommendation proposes a change from GR General Residential.

2. That an HC Highway Commercial district be applied, in place of GR General Residential, to the area falling within the following approximate boundaries: starting at a point at the northeast corner of George Street and Cochran Avenue, running generally northwesterly 450 ft. along Cochran Avenue to the southeast corner of Cochran Avenue and Howe Street, then extending northeasterly 225 ft. along the south side of Howe Street, then extending in a southerly direction approximately 218 ft., then extending in an easterly direction 140 ft. to an alley, then in a southeasterly direction approximately 207.10 ft. along the west side of said alley to the northeast corner of said alley and George Street, then extending southwesterly 245 ft. along the north side of George Street to the point of beginning.

The Joint Planning Commission based its recommendations on the following factors:

1. That the property along Gloucester, by nature of its present use and due to the heavy volumes of traffic travelling on Gloucester, more logically falls into an HC Highway Commercial classification.
2. That Monck Street would be a more appropriate boundary for commercial on the south side of Gloucester in view of the inadequate depth presently provided for commercial development south of Gloucester between Cochran Avenue and Windsor Park.
3. That, based on present use and prior zoning, the two properties at the southwest corner of Gloucester and Magnolia Avenue should more appropriately be zoned HC Highway Commercial.
4. That the property at Cochran Avenue and George Street, if zoned HC Highway Commercial, would provide space for needed commercial facilities to service the south side of the City at a convenient location not likely to endanger nearby residential land values.

The Planning Director read a communication from County Administrator Howard J. Sears with respect to the Planning Commission's 1965 - 1966 operational budget. Mr. Sears in the letter said, in essence, that it is anticipated that \$12,000,000 will be allocated in the County's 1965 - 1966 budget for the Joint Planning Commission. This amount is less than one-half of the total Planning Commission budget figure of \$26,800,000, which meant that the Planning Commission's surplus funds would probably have to be used to make up the difference.

The Planning Director advised the members that the County Commission had tentatively set Thursday, September 2nd, 1965, as the date for the public hearing to be held on the County's proposed new zoning ordinance. He stressed the importance of all members attending the hearing, if at all possible.

Planning Director Bell informed the members of the annual convention of the Southeast Chapter, American Institute of Planners, to be held at Cocoa Beach, Florida, September 15th through 17th, 1965. He requested that any member interested in attending this convention notify him as soon as possible in order that reservations might be made.

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

Meeting Adjourned at 10:15 A. M.