

CONTINUATION OF AN ADJOURNED MEETING

OCTOBER 14th, 1965

4:15 P. M.

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PRESENT: Chairman M. A. Knight, James D. Compton, Neal Gale, W. Wright Parker and R. F. D. Paulk

ABSENT: Fred T. Davis, Cormac McGarvey and O. V. Shaw

ALSO PRESENT: County Admisistrator Howard J. Sears and Acting City Manager John A. Harvey

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The Chairman stated that the first order of business would be to determine if this meeting would be a supplemental meeting to or a continuation of the meeting held on October 12th, 1965, or be termed as a special meeting. It was determined that this meeting be termed as a continuation of an adjourned meeting.

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The Chairman stated that this meeting was the result of action taken at the meeting held on October 12th, 1965, with respect to application of the Atlantic Coast Line Railroad and the Union Bag - Camp Paper Corporation for industrial rezonings. He said that subsequent to the meeting of October 12th, 1965, Mr. Jim White, representing the Atlantic Coast Line Railroad, Mr. Monte Korb, representing the Brunswick Area Office of Georgia Tech's Industrial Development Division, and Mr. B. N. Nightingale, Attorney for Atlantic Coast Line Railroad, had approached him with a counter proposal for the use of their property involved in their application B-15-65. Consideration was given to the Atlantic Coast Line's counter proposal to the extent of a poll of the members of the Joint Planning Commission to determine if they would like to consider these specific counter proposals which the Atlantic Coast Line wished to submit. This poll was accomplished through a letter containing the Atlantic Coast Line's counter proposal being mailed to each member of the Planning Commission that were present at the meeting of October 12th, 1965. It was determined from this letter that a majority of the Joint Planning Commission members reconvene the meeting of October 12th, 1965, on this date, i.e., October 14th, 1965, and enter into further detailed discussion with Atlantic Coast Line representatives of their counter proposal. The letter mailed to the members was as follows:

October 13, 1965

To: Members of the Brunswick - Glynn County Joint Planning Commission named at the end of this letter.

Gentlemen:

As you will recall, at the meeting of the Joint Planning Commission held October 12th, the application of Atlantic Coast Line Railroad Company for reclassification of property through amendment of the City Zoning Ordinance (two abutting tracts of 70 and 20 acres, respectively, to be used as an Industrial Park) was considered. This was Case No. B-15 to change from a R-9 District to a GI District.

At this meeting, the Joint Planning Commission decided to recommend to the City Commission:

(1) that a strip 350 feet in width along the west side of Habersham Street running from the southern to the northern limit of the 70 acre tract be zoned as a PD (Planned Development) District under Ordinance Section 712; and

(2) that the remainder of the 70 acre tract and all the 20 acre tract be zoned as GI; and

(3) that a strip of the 70 acre tract 20 feet in width running north and south be conveyed by the owner to the City to widen Habersham Street to an eighty foot width.

Atlantic Coast Line Railroad advises the writer that it cannot develop the property as an Industrial Park under these conditions, for the following reasons, among others:

The requirements of the Planned Development District are so restrictive and bound in red tape that it is impractical to operate or develop an industrial park with these requirements. For example, detailed layouts of buildings, location of same, roadways, etc., must be submitted to and approved by both the Joint Planning Commission and the City, before development (Section 712.6 and 712.2); and administration procedures would be onerous and continuous and require return for approval to Joint Planning Commission and City as to practically any change in plans (Section 712.3); and particularly dangerous and subject to various interpretations is the provision that the City Commission may require a contract guaranteeing completion of the development plan within a set time not exceeding five years and the possible requirements of a performance bond (Section 712.3, sixth paragraph).

Atlantic Coast Line Railroad Company, in the development of the proposed Industrial Park, feels that it cannot -- in advance -- furnish minute details of buildings, locations, etc., since each prospective user would require different specifications, etc., for facilities. This would entail returning to the Joint Planning Commission and City again and again, through the years.

Atlantic Coast Line Railroad Company feels that both tracts should be zoned GI, but that an amendment to the Zoning Ordinance in the GI Section should also be made to the effect that wherever the GI zone abuts on, or is within less than 100 or 200 feet of residences, and the like, that the Joint Planning Commission may recommend and the City may require the installation of a suitable ornamental planted screen hedge not less than three feet wide between the GI zone where it is adjacent to residences.

Atlantic Coast Line Railroad Company takes the position that insofar as conveying land on the west side of Habersham Street to widen it by twenty feet is concerned, this is not a matter with which zoning is concerned, but should be handled by proper negotiations with the City and State Highway Department as a separate matter. Furthermore, it is questionable whether the twenty feet additional on the west side of Habersham Street would serve the purpose, since the Georgia Power Company metal poles are already located on the westerly line of the present sixty foot Habersham Street, and also the City Pumping Station property within the seventy acre tract abuts the west line of Habersham Street for a distance of fifty feet running back westerly for 85 feet (which would be partially within the proposed additional 20 feet for Habersham Street widening).

The purpose of this letter is to poll each of you members of the Joint Planning Commission who attended the meeting on the 12th inst., to ascertain whether you would approve and agree to change your recommendations to conform to what is requested by Atlantic Coast Line Railroad, that is: zone both tracts GI, and amend the GI section of the City Zoning Ordinance to provide for the ornamental planted screen hedge.

In order to conclude Atlantic Coast Line Railroad Company's matter prior to a meeting of its Board of Directors (when, I am told, its budgeting of funds for this project will be taken up), time is of the essence to get this before the City Commission at its meeting on October 21st.

If you will, please write at the bottom of this letter that you "Agree to the Atlantic Coast Line Railroad Company request", or "Do not agree to the Atlantic Coast Line Railroad Company request", initial or sign your name and return to the Joint Planning Commission office no later than Friday, October 15th.

If you prefer to hold a short meeting on this matter at 10 A.M., on Friday, October 15th, at the Joint Planning Commission office, please advise Mildred Curtis by phone no later than Thursday, October 14th, in order that she may

have Atlantic Coast Line Railroad Company's representatives notified to attend.

Sincerely,

/s/ M. A. Knight  
Chairman, Joint Planning Commission

To:

W. Wright Parker, Box 1475, Brunswick, Georgia  
James D. Compton, Sea Island, Georgia.  
Neal Gale, P. O. Box 1597, Brunswick, Georgia  
Cormac McGarvey, 1115 Lanier Boulevard, Brunswick, Georgia.  
R. F. D. Paulk, 33 Cedar Point, Brunswick, Georgia.

Due to the similarity as to the proposed industrial use and the location of the properties involved of the rezoning request submitted by the Atlantic Coast Line Railroad (B-15-65) and that of Union Bag - Camp Paper Corporation (B-16-65), it was determined that both of these applications be given reconsideration.

Messrs. O. Creech Rose, Roy Beasley and Frank Palmer of the Atlantic Coast Line Railroad, Edward B. Liles, Attorney for the A.C.L., Richard Scarlett, Attorney for Union Bag, Monte Korb, representing the Brunswick Area Office of Georgia Tech's Industrial Bevelopment Division, H. J. Friedman and R. D. Rozier were present for this review of the A.C.L. and Union Bag applications.

Lengthy discussion followed, particularly with respect to the PD-I Planned Development Industrial classification recomended for the 350 ft. strip abutting the west side of Habersham Street.

The Planning Commission had placed this recommendation as a protective measure for the residential area abutting the southerly property line of the A.C.L. property and the residential subdivision lying directly across Habersham to the east.

The applicants in turn objected to this PD-I classification as being too severe, and went on record as stating that the PD-I classification requirements would make it impossible for them to proceed with their development proposals on the properties involved.

After lengthy discussion and a search of the present new City Zoning Ordinance, it was determined that there was a need for an LI Light Industrial classification within the City. It was proposed that recommendation for such a classification be transmitted to the City Commission after preparation of the requirements for an LI district, patterned after such provisions in the proposed new County Zoning Ordinance.

The applicants verbally indicated that they would only develop the portions of their properties lying to the west of Habersham Street for a depth of 350 ft. under the requirements of the LI classification provided in the proposed new County Zoning Ordinance.

The Planning Commission determined that the need for an 80 ft. right of way for Habersham should be in the form of a recommendation as to the establishing of an 80 ft. width to the City Commission rather than a condition imposed upon the rezoning recommendations of October 12th, 1965.

The Planning Commission, after further consideration and study, took the following actions on B-15-65 and B-16-65.

B-15-65.

A motion was made by Mr. Compton and seconded by Mr. Gale:

1. to modify the action previously taken on October 12th, 1965, with respect to Application B-15-65, submitted by Atlantic Coast Line Railroad, involving its property lying within the City Limits and abutting the westerly right of way line of Habersham Street, by recommending to the City Commission that all of the property requested for rezoning under Application B-15-65 be rezoned from R-9 Residential to GI General Industrial.  
It is further recommended that a written commitment be obtained from the applicant, Atlantic Coast Line Railroad, that they will not develop that portion of their property lying to the west of Habersham Street for a depth of 350 ft. except under the provisions of LI Light Industrial zoning as set forth in the proposed Glynn County Zoning Ordinance under Article VII, Section 709.
2. To modify the action previously taken on October 12th, 1965, with respect to the above identified Application B-15-65 by deleting the condition imposed upon the applicant for the furnishing of an 80 ft. right of way for Habersham Street and in lieu thereof recommend to the City Commission that a right of way of not less than 80 ft. be established for Habersham Street.
3. To advise the City Commission that the Joint Planning Commission will in the near future recommend an amendment to the City Zoning Ordinance to incorporate therein an LI Light Industrial zoning district (patterned after such provisions in the proposed County Zoning Ordinance) to apply within the City Limits of Brunswick.
4. To recommend to the City Commission that, upon adoption of the LI Light Industrial District to be recommended by the Planning Commission, the aforementioned 350 ft. strip be rezoned to LI Light Industrial.

This motion was unanimously adopted.

B-16-65.

A motion was made by Mr. Gale and seconded by Mr. Paulk:

1. To modify the action previously taken on October 12th, 1965, with respect to Application B-16-65, submitted by Union Bag - Camp Paper Corporation, involving its property lying within the City Limits and abutting the westerly right of way line of Habersham Street, by recommending to the City Commission that all of the property requested for rezoning under Application B-16-65 be rezoned from R-9 Residential to GI General Industrial.

It is further recommended that a written commitment be obtained from the applicant, Union Bag - Camp Paper Corporation, that they will not develop that portion of their property lying to the west of Habersham Street for a depth of 350 ft. except under the provisions

of LI Light Industrial zoning as set forth in the proposed Glynn County Zoning Ordinance under Article VII, Section 709.

2. To modify the action previously taken on October 12th, 1965, with respect to the above identified Application B-16-65 by deleting the condition imposed upon the applicant for the furnishing of an 80 ft. right of way for Habersham Street and in lieu thereof recommend to the City Commission that a right of way of not less than 80 ft. be established for Habersham Street.
3. To advise the City Commission that the Joint Planning Commission will in the near future recommend an amendment to the City Zoning Ordinance to incorporate therein an LI Light Industrial zoning district (patterned after such provisions in the proposed County Zoning Ordinance) to apply within the City Limits of Brunswick.
4. To recommend to the City Commission that, upon adoption of the LI Light Industrial District to be recommended by the Planning Commission, the aforementioned 350 ft. strip be rezoned to LI Light Industrial.

Voting Aye: Messrs. Gale, Parker and Paulk.

Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

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GC-30-65.

It was noted that the Planning Commission's recommendation of October 12th, 1965, with respect to the application of Union Bag - Camp Paper Corporation for a rezoning of its property lying immediately north of the City Limit Line to a GI General Industrial classification, contained a condition upon the applicant to furnish an 80 ft. right of way for Habersham Street. It was determined that, in conformity with action taken on B-15-65 and B-16-65 above, the need for an 80 ft. right of way should be in the form of a recommendation as to the establishing of this width to the County Commission rather than a condition imposed upon the rezoning recommendation of October 12th, 1965.

A motion was made by Mr. Parker and seconded by Mr. Gale to modify the action previously taken on October 12th, 1965, by deleting the condition imposed upon Union Bag - Camp Paper Corporation for the furnishing of an 80 ft. right of way for Habersham Street and in lieu thereof recommend to the County Commission that a right of way of not less than 80 ft. be established for that portion of Habersham Street lying between the City Limit Line and Community Road.

Voting Aye: Messrs. Gale, Parker and Paulk.

Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

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Meeting Adjourned at 5:15 P. M.