

PLANNING SESSION

APRIL 26th, 1966

8:30 A. M.

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

ALSO PRESENT: City Manager J. E. Julse, Jr., and County Administrator Howard J. Sears

Chairman Parker announced that this second planning session of the Planning Commission would primarily be devoted to an interview with Mr. James H. Dodd, Executive Vice-President of Eric Hill Associates, Inc., consultants of Atlanta, Georgia.

The Chairman stated that, pursuant to action taken on April 12th, 1966, in regard to the reaffirming of consultants to make a special study with recommendations pertaining to land use, setbacks and other needed standards for the protection of areas contiguous to interchanges and access roads for Interstate Highway 95 in Glynn County, he had contacted Eric Hill Associates with the request that a representative of that firm consult with the Planning Commission concerning their undertaking such a study. As a result, Mr. Dodd was present to confer with the members in this respect.

It had been determined on April 12th, 1966, that the study should include the areas in the vicinity of the following:

1. the I-95 Interchange at U. S. Highway 17 South in the Fancy Bluff area;
2. the I-95 Interchange at U. S. Highway 341 in the Glyndale area, inclusive of land abutting U. S. 341 from Burnett Creek southerly to the intersection of U. S. 341 with Georgia Highway 303;
3. the Newcastle Street Extension Project from the U. S. Highway 341 and Georgia Highway 303 intersection southerly to G Street;
4. the I-95 Alternate from its intersection with I-95 northeast of the Glyndale area southerly to its point of intersection with U. S. Highway 17 North; and
5. the I-95 Interchange at Georgia Highway 99 in the Altama Plantation area.

Mr. John Wall, of Orlando, and Mr. Howard B. Sawtell, major property owners in the vicinity of the I-95 Interchange at U. S. Highway 341 in the Glyndale area, were present in support of such a special study.

The Planning Commission indicated to Mr. Dodd that the proposed study will:

- A. determine if more stringent zoning regulations should be placed on property lying near the I-95 interchanges and access roads;
- B. include a determination as to whether such regulations could be accomplished through the medium of a special zoning classification or classifications being placed on these areas; and
- C. in the event special zoning classifications are recommended, what special regulations should be established.

Mr. Dodd stated that his firm was aware of land use problems created by interstate and expressway systems and that only through a special study of specific affected areas could any recommendations be made with respect to the solving of these problems. He pointed out that his firm had encountered similar conditions in other areas and that there was no set pattern for the alleviation

of these problems as each area has its own particular circumstances. Mr. Dodd advised that his firm could make this study and recommendations deemed imperative by the Planning Commission for a fee of \$2,00.00.

It was pointed out that it is anticipated that I-95 will generate the heaviest concentration of traffic on any highway system in Georgia. Also the interchange of I-95 at U. S. Highway 341 is expected to generate the heaviest concentration of traffic of any interchange of I-95 in Georgia, with the possible exception of the interchange of I-95 with I-16 in Chatham County.

In view of the numerous commercial improvements that will be proposed for property in the vicinity of the proposed I-95 interchanges and along selected major street approaches to these interchanges, the Planning Commission stressed the urgency of the special land use study being made as quickly as possible in order to effectively guide the proper and orderly development of property in these areas. Mr. Dodd indicated that his firm could accomplish the study and make its recommendations within one month after an agreement had been executed by the Planning Commission and his firm.

A motion was made by Mr. Compton, seconded by Mr. Davis and unanimously adopted to accept the proposal of Eric Hill Associates, Inc., for making a special study embracing A. through C. above of the areas outlined in 1. through 5. above at a fee not to exceed \$2,000.00, with their resultant recommendations being submitted to the Planning Commission within one month after an appropriate agreement has been executed by the Planning Commission and an officer of Eric Hill Associates, Inc.; and it was further moved that the Chairman and Vice-Chairman be authorized to execute such an agreement, to be prepared by the consulting firm, when found to be in accord with the oral agreement reached this date.

X Planning Technician and Acting Planning Director N. S. ⁿTompson advised that he was tendering his resignation effective June 15th, 1966. Mr. Thompson reminded the members that this was a decision that he had made in the latter part of 1965 after receiving an offer of employment with the South Carolina State Development Board's Community Assistance Program. He added that his leaving the Planning Commission and the community had not been an easy decision to make.

In accepting Mr. Thompson's resignation with reluctance, the members expressed to him their appreciation for his four years of superior service and excellent cooperation in performing his duties, expressed regret at the loss to the Planning Commission and the community of his talents, and extended him every good wish for success in the future. Special thanks was expressed to him for his having so efficiently performed the duties of Acting Planning Director in the absence of a full-time Planning Director.

A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to authorize payment of pro rata compensation to Mr. Thompson for the unused vacation time which he has earned and to which he is entitled.

X In order that the employment of a Planning Technician might be accomplished as quickly as possible, the Chairman appointed a special ^ccommittee, to consist of Mr. Compton, Mr. Johnson, and himself, to contact and interview prospective applicants for this position, with recommendation being made to the Planning

Commission at its next meeting.

A motion was made by Mr. Gale, seconded by Mr. Davis and unanimously adopted that the next meeting of the Planning Commission be held on Thursday, June 9th, 1966, at 8:30 A. M., rather than on its regularly scheduled date of June 14th, 1966; such being deemed advisable in order to allow additional time for the follow-up processing of matters that will be handled at the June meeting as Mr. Thompson's last day of employment will be June 14th; and, further, that any rezoning applications that are to be considered at this June 9th, 1966, meeting must be filed prior to June 1st, 1966 (this being the final day for filing if the meeting was held on June 14th).

A motion was made by Mr. Davis, seconded by Mr. Compton and unanimously adopted to establish within the Joint Planning Commission's personnel system the position of Administrative Assistant to carry the salary range set out under Range No. 21 of the system.

A motion was made by Mr. Davis, seconded by Mr. Compton and unanimously adopted that Mrs. Mildred W. Curtis be appointed to the position of Administrative Assistant to the Joint Planning Commission, effective May 1st, 1966, with her present salary continuing until adjusted at a later date.

Meeting Adjourned at 10:30 A. M.