

REGULAR MEETING

JULY, 12th, 1966

8:30 A. M.

PRESENT: Vice-Chairman M. A. Knight, Neal Gale, Otto Johnson, Jr.,
Cormac McGarvey, R. F. D. Paulk and James L. Wiggins

ABSENT: Fred T. Davis

ALSO PRESENT: County Administrator Howard J. Sears and James B. Williams,
who will assume his duties as Planning Director in August 1966

Vice-Chairman Knight assumed the Chair as a result of former Chairman W. Wright Parker being disqualified from serving on the Planning Commission after being elected as a Commissioner of the City of Brunswick on June 14th, 1966.

Mr. James L. Wiggins was introduced as the City-appointed member to the Joint Planning Commission to replace Mr. W. Wright Parker.

Upon a motion made by Mr. Compton and seconded by Mr. McGarvey, the minutes of a called meeting held on June 6th, 1966, (jointly with the City and County Commissions for a review of the I-95 report presented by a representative of Eric Hill Associates, Inc.) and the regular meeting of June 9th, 1966, were approved.

GC-36-66.

Mrs. Frank Lee was present in support of a request, submitted by Mr. Frank Lee, Mr. F. Y. Spires, Mrs. Bertha Spires and herself, for a rezoning from R-9 Residential to MH Mobile Home of their properties located generally west of the Old Jesup Highway approximately 1,400 ft. north of the Atlantic Coast Line Railroad right of way.

Mrs. Lee stated that it was their intent to maintain their properties as one jointly operated mobile home park, each having been used for a number of years as two individual mobile home parks. The applicants would then qualify under Subsection 714.4 a) of the Glynn County Zoning Ordinance if their two adjoining tracts are combined as one unit containing approximately 5.03 acres. Separately, the Lee property and the Spires property contain insufficient acreage to meet the 3.5 minimum acreage requirement of Subsection 714.8, a recent amendment to the County Zoning Ordinance pertaining to mobile home parks existing on the effective date of the ordinance.

After being assured of the intentions of the applicants to enter into a formal agreement with respect to the consolidation of their interests into the operation of a single mobile home park (such agreement to be recorded in the office of the Clerk of Superior Court), a motion was made by Mr. Compton, seconded by Mr. Gale and unanimously adopted to recommend to the Glynn County Commission the rezoning of the Lee and Spires properties from R-9 Residential to MH Mobile Home.

B-9-66.

Dr. Clyde A. Wilson, Jr., was present in behalf of a request, submitted by himself and Dr. Milledge Smith, for the rezoning of Lot L26 of Lake Forest Manor Subdivision. The lot in question fronts 167.65 ft. on the north side of Wildwood Avenue.

Dr. Wilson stated that a rezoning, from R-9 Residential to Med Medical, was being sought in order that Lot L26 might be used as a parking area in conjunction with the medical building he and Dr. Smith propose to construct on Lot 26 of Lake Forest Manor Subdivision. Lot 26 lies immediately west of Lot L26 and is zoned Med Medical, which would permit the construction of their proposed medical building. However, Lot 26 does not provide sufficient land area for the proposed building and the off-street parking requirements for such a use. It was noted that the area within a residential district could not qualify for such an accessory use, such as off-street parking, for a non-residential use. Therefore, Lot L26 would require a rezoning to Med if it is to be used to meet the off-street parking requirements needed for their medical building.

A motion was made by Mr. Gale, seconded by Mr. Wiggins and unanimously adopted to recommend to the City Commission the rezoning of Lot L26 in Lake Forest Manor Subdivision from R-9 Residential to Med Medical.

B-8-66.

Mr. Richard Scarlett, attorney representing Singleton of Brunswick, Inc., applicant, was present on behalf of a request by that company for the rezoning of the eastern 75 ft. of New Town Lots 1607, 1608 and 1609, fronting 90 ft. on the west side of Ellis Street Lane between H and I Streets. Mr. Scarlett stated that a rezoning, from GR General Residential to LC Local Commercial, was being sought in order that the applicant might construct a warehouse in connection with a new household furnishing store it is to construct on New Town Lots 1873, 1874 and 1875 which are located east of Ellis Street Lane and west of Norwich Street directly opposite Lots 1607, 1608 and 1609.

Mr. Scarlett further stated that upon completion of the new furniture store the applicant would move its operations from the property it is now renting on the southwest corner of H and Norwich Streets.

It was brought out that a warehouse would require an industrial rather than a commercial classification. Mr. Scarlett amended the application to a request for a rezoning to an LI Limited Industrial classification.

A motion was made by Mr. Johnson, seconded by Mr. Gale and unanimously adopted to recommend to the City Commission the rezoning of New Town Lots 1607, 1608 and 1609 from GR General Residential to LI Limited Industrial.

GC-26-66.

At its meeting of May 10th, 1966, the Planning Commission reviewed a request, submitted by Windward Estates, Inc., for the rezoning of approximately 2.51 acres fronting 494.86 ft. on the west side of Altama Avenue and lying between the Resurrection Lutheran Church and the new Glynn County elementary school properties. At that meeting a recommendation was made to the County Commission for a rezoning of the 2.51 acres from R-12 Residential to HC Highway Commercial, as requested by the applicant.

The County Commission held a public hearing on this request on July 6th, 1966, at which time they deferred action until such time as the relationship of this property to the recommendations contained in the special study made regarding the I-95 interchanges and access roads in Glynn County could be determined. Mr. Donald E. Sadowski appeared at this County Commission meeting to register a protest against the subject property being rezoned to a commercial classification.

At the meeting of the Planning Commission of this date the applicant expressed concern at the delay that would be incurred for the development of an HC-A classification and asked that the Joint Planning Commission give consideration to an amendment to its application to the effect that the property be rezoned to an LC Local Commercial classification rather than the HC Highway Commercial classification originally requested. Mr. Sadowski appeared this date to again register a protest to the property being rezoned commercially.

A motion was made by Mr. Compton and seconded by Mr. Gale to recommend to the Glynn County Commission the rezoning of the subject property from R-12 Residential to LC Local Commercial.

Voting Aye: Messrs. Compton, Gale, Johnson, McGarvey and Wiggins.
Abstaining from Voting: Mr. Paulk.

The Vice-Chairman declared the motion carried.

Revision of Block 17 of Sea Island Subdivision No. 1 (66-5)

Next considered was a proposal, submitted by Sea Island Company on behalf of the affected property owners, to amend the layout of Block 17, Sea Island Subdivision No. 1, through the closing of a 20.05± ft. alley traversing this block, by eliminating the area identified as "Plaza", and by creating two new residential lots identified as 10-A and 9-A.

The proposed amended layout of this block also provides for the widening of the Hudson Place right of way between Fourth Street and Guale Street from 56 ft. to 80 ft., this being the only area in Sea Island Subdivision No. 1 in which the Hudson Place right of way deviates from 80 ft.

It was brought out that the proposed amendments to Block 17 would not deprive any property owner of access to their property and did not conflict with the comprehensive plan or subdivision regulations of Glynn County, It was also pointed out that the utility easement will be preserved for use as originally intended on the recorded map of the subdivision.

A motion was made by Mr. Gale and seconded by Mr. Paulk to recommend to the Glynn County Commission approval of the amended layout of Block 17 of Sea Island Subdivision No. 1 as submitted.

Voting Aye: Messrs. Gale, Johnson, McGarvey, Paulk and Wiggins.
Abstaining from Voting: Mr. Compton.

The Vice-Chairman declared the motion carried.

It was brought to the members attention that until such time as Mr. James B. Williams assumes his duties as Planning Director the preparation and adoption of a budget for the Joint Planning Commission's operations for the fiscal year 1966 - 1967 will of necessity be delayed. Consequently, a motion was made by Mr. Compton, seconded by Mr. Gale and unanimously adopted that with the exclusion of the 1500 code category pertaining to salaries and the 1531 code category pertaining to automobile allowance for the Planning Technician the 1966 - 1966 budget allocations serve as a pattern pending the adoption of a 1966 - 1967 budget, it being recongized that salaries for the current year for the Planning Director, the Administrative Assistant and Recording Secretary, and the Planning Technician and the automobile allowance for the Planning Technician have previously been established through individual motions.

Mr. Williams advised that although he has been reviewing the study and recommendations made by Eric Hill Associates, Inc., concerning the areas contiguous to the interchanges and access roads for Interstate Highway 95 in Glynn County he would prefer that the Planning Commission defer any action on this item until its next regular meeting in order that he and the members might have more time to thoroughly analyze the recommendations prior to making any determination.

The Vice-Chairman requested that this matter be programmed as Item 1 on the agenda for the August 9th, 1966, meeting.

It was determined that consideration of any provisions for mobile homes existing on individual lots on the effective date of the Glynn County Zoning Ordinance be deferred until the September 1966 meeting of the Joint Planning Commission. Mr. Williams indicated that he would make a recommendation in this respect at that meeting.

A motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to defer the election of a Chairman for the Joint Planning Commission until a later date.

A motion was made by Mr. Compton, seconded by Mr. Gale and unanimously adopted to authorize payment of actual expenses incurred by Mr. James B. Williams in connection with his attending the Joint Planning Commission meeting of this date, such expenses to be charged against Code No. 1551 (Travel).

A motion was made by Mr. Compton, seconded by Mr. Gale and unanimously adopted to authorize payment, in an amount not to exceed \$100.00, of the actual moving expenses to be incurred by Mr. James B. Williams in accomplishing his removal from the Atlanta area to Glynn County to assume his duties as Planning Director to the Joint Planning Commission.

It was determined that the special planning session scheduled on the fourth Tuesday of this month (July 1966) be deferred until Mr. James B. Williams has assumed his duties as Planning Director.

Meeting Adjourned at 11:30 A. M.