

REGULAR MEETING

AUGUST 9th, 1966

8:30 A. M.

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

ABSENT: Fred T. Davis and R. F. D. Paulk

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

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Upon a motion made by Mr. Compton and seconded by Mr. McGarvey, the minutes of the regular meeting held on July 12th, 1966, were approved.

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Interstate Highway 95.

A considerable number of individuals were present in relation 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. Among those present were Miss Mary Lowther, and Messrs. A. M. Harris, Jr., T. J. Dickey, Jr., John N. Jones, John R. Minter, P. H. Moyers, Ralph L. Moore, John A. Wall, Jr., A. Blenn Taylor, Jr., and Charles M. Booth, Jr.

It was recognized that a "Report of Special Study of Land Use Controls for Selected Areas to be Influenced by Future Major Highway Development" had been made on this matter by Eric Hill Associates, Inc., consultants of Atlanta, Georgia, following a special study made by that firm at the request of the Joint Planning Commission. This report, previously reviewed by a representative of the consultants, contained new zoning classifications recommendations and standards for the orderly development of areas in the vicinity of the I-95 interchanges and access roads.

At its meeting of July 12th, 1966, the Planning Commission had deemed it advisable to defer any action on this item until its meeting of this date, at which time it was anticipated that Mr. James B. Williams would be in attendance as Planning Director to give the benefit of his professional analysis of the recommendations contained in the report. This would also give the members additional time in which to study the recommendations. Due to circumstances beyond his control, Mr. Williams was unable to be present at the meeting of this date.

In order to expedite the matter, the Planning Commission determined that a special meeting be held for the purpose of reviewing all aspects of the proposed zoning classifications and their requirements for the areas in the vicinity of the interchanges and access roads. It was also deemed advisable to have a representative of the State Highway Department present at this special meeting in respect to the locations and designs of these interchanges and access roads.

Consequently, the Vice-Chairman was requested to contact Mr. Lewis Dismukes of Eric Hill Associates, Inc., Mr. Joe E. Brown, Assistant Field Division Engineer (Right of Way) for the State Highway Department, and Mr. Williams to ascertain if they would be able to attend such a special meeting. This meeting was tentatively scheduled for September 23rd, 1966, at 8:30 A. M.

Following this special meeting another special session would be held with those individuals interested in the areas contiguous to the I-95 interchanges and

access roads. Miss Lowther, and Messrs. Booth, Wall, Moyers and Jones indicated that they would like to be advised of the time and place for this special session.

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GC-20-66.

An application, submitted by Solomon Carról, requesting a rezoning that would permit the construction of a motel on property in the vicinity of the I-95 and U. S. Highway South interchange was again deferred (see minutes of April 12th, 1966) pending action that will be taken on the special study referred to immediately above.

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Closing of Ribault Lane traversing Block 59 of Sea Island Subdivision No. 1 (66-6)

Next considered was a proposal submitted by Sea Island Company on behalf of the affected property owners to amend the layout of Block 59, Sea Island Subdivision No. 1, by the closing of Ribault Lane traversing that block.

Mr. Dewey Benefield, representing the Sea Island Company, was present and stated that other portions of Ribault Lane had previously been closed through this method. Owners of property abutting the lane had in turn received quitclaim deeds to one-half of its width from Sea Island Company.

It was brought out that the proposal would not deprive any property owner of any access to their property, and, further, did not conflict with the comprehensive plan or subdivision regulations for Glynn County. It was pointed out that the utility right of way will be reserved for use as originally intended on the original map of the subdivision.

A motion was made by Mr. Gale and seconded by Mr. Johnson to recommend to the Glynn County Commission approval of the closing of Ribault Lane running generally north and south in the interior of Block 59 of Sea Island Subdivision No. 1, and to recommend approval of the amended plat of Block 59 as submitted.

Voting Aye: Messrs. Gale, McGarvey, Johnson and Wiggins.

Abstaining from Voting: Mr. Compton.

The Vice-Chairman declared the motion carried.

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Proposed Revisions to Blocks 23, 24, 25, 14, 26, and 28 and Portions of Blocks 22 and 27 of Sea Island Subdivision No. 1.

Mr. Dewey Benefield, Secretary of Sea Island Company, was present to submit a proposed revision of a portion of Sea Island Subdivision No. 1 embracing Blocks 23, 24, 25, 14, 26, and 28 and portions of Blocks 22 and 27.

Mr. Benefield stated that the basic reasons for the replatting of this area were to (1) eliminate portions of lots originally platted as lying within the marsh (such replatting will result in the highland line reflecting the western boundary of the lots that would be affected) and (2) to create or redesign lots which would meet the minimum land area requirements of the R-12 Residential District classification of the Glynn County Zoning Ordinance. He further stated that the proposed changes and the replatting of lots still in the ownership of Sea Island Company would result in 43 lots either being created or redesigned for larger building sites.

Mr. Benefield said that the Glynn County Commission had indicated it will quitclaim to Sea Island Company any interest it might have in Lanier Boulevard from Hudson Place northward to 36th Street.

Mr. Benefield presented for review an over-all plat of the proposed revisions of these blocks to which were attached layouts for the individual blocks. These layouts bore the signatures of the affected property owners agreeing to the proposed revisions.

Generally, the proposed revisions would provide for:

1. The elimination of the park known as Cumberland Park (quitclaimed to Sea Island Company by Glynn County in 1950), a portion of Block 22, and a portion of Block 27. The area eliminated from within these blocks and the park would be absorbed in the revisions proposed for Blocks 23, 24, 25, 14, 26, and 28.
2. The elimination of Lanier Boulevard from 4th Street northward to Delgado Street.
3. The elimination of Hudson Place Plaza along the southern boundary of Blocks 23 (which, along with revisions previously recommended for Block 17, will provide for the widening of Hudson Place from 56 ft. to 80 ft.).
4. The elimination of the 20± ft. alley running generally north and south in the interior of Block 23 and in lieu thereof the establishment of a 6 ft. utility easement.
5. The relocation of easements within Blocks 23, 24, 25, 14, 26 and 28 as a result of the proposed revisions.
6. The reduction of the width of DeSoto Drive westerly from Hudson Place to its western terminus from 80 ft. to 50 ft.
7. The establishment of cul-de-sacs at the westerly termini of Guale Street, LaCosa Street, DeSoto Drive, Augustin Street, Marquez Street and Delgado Street.

It was brought out that the proposal would not deprive any property owner of any access to thier property, and, further, did not conflict with the comprehensive plan or subdivision regulations of Glynn County.

After a review of the revisions of Sea Island Subdivision No. 1 embracing made by Mr. Gale and seconded by Mr. Johnson to recommend to the Glynn County Commission approval of the revisions as proposed and to recommend approval of the amended plats as submitted.

Voting Aye: Messrs. Gale, McGarvey, Johnson and Wiggins.

Abstaining from Voting: Mr. Compton.

The Vice-Chairman declared the motion carried.

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GC-37-66.

Mr. Richard M. Scarlett, attorney for the applicant, Sea Palms, Inc., appeared in behalf of an application for the rezoning of property (a portion of the St. Clair Tract) lying east of Frederica Road and north of Black Banks Subdivision. Mr. Scarlett stated that the applicant is seeking a rezoning to FA Forest - Agricultural of 364 acres of highland (now zoned R-12 Residential) and 652 acres of marshland (now zoned CP Conservation - Preservation) in order to utilize the property for a golf course. He added that, although the exact site for its location had not yet been determined, it is contemplated that a club

house will be constructed in conjunction with the golf course.

A motion was made by Mr. Compton, seconded by Mr. Gale and unanimously adopted to recommend to the Glynn County Commission denial of the subject request for the following reasons:

1. the existing R-12 Residential zoning classification prevailing on the 364 acres of highland will permit the intended use, i.e., an unlighted regulation-size golf course; and
2. the applicant did not submit sufficient justification to warrant a rezoning of the 652 acres of marshland from its CP Conservation - Preservation classification.

Mr. Scarlett was advised that at such time as the definite location of improvements in the form of a club house on the highland area is determined the Joint Planning Commission would give consideration to an application for the rezoning of that location to an appropriate zoning classification.

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GC-38-66.

Next presented to the Planning Commission was a request to rezone, from R-9 Residential to HC Highway Commercial, an irregularly shaped tract containing approximately 10.46 acres fronting approximately 1,200 ft. on the south side of State Route 303 between the Forks and Turtle River Bridge. This application was submitted by Mr. Virgil Hinson in order that he might utilize the property, if the rezoning is granted, for a wholesale of retail automotive parts establishment.

It was noted that no one was present in support of the request.

A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to defer action on the subject request until such time as the applicant or his representative is present in behalf of the application.

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The members were advised by the Vice-Chairman that they had been invited to a dinner meeting at "Crews Restaurant" on August 10th, 1966, at 7:00 p.m. The purpose of the meeting was to further discuss jointly with the City and County Commissions the proposed merger of the Joint Planning Commission and the Coastal Area Planning and Development Commission.

Mr. Hal Davis, Executive Director of the Coastal Plains Planning and Development Commission, Mr. Stanley S. Kidwell, Jr., Chief of Regional Planning of the Georgia Department of Industry and Trade, and Mr. Frank Hood, Manager of Georgia Power Company's Community Development Division, would also be in attendance at this meeting.

Among those indicating that they could attend the dinner meeting in behalf of the Joint Planning Commission were the Vice-Chairman and Messrs. Compton, Gale, Johnson and Wiggins.

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The Vice-Chairman informed the members of the Joint Planning Commission that they had been invited by the Brunswick - Glynn County Development Authority to attend a luncheon meeting at "The Deck", 1:00 p.m., this date. The authority proposed to formulate a steering committee, consisting of representatives from the official bodies in Brunswick and Glynn County, to promote Brunswick as a site for the building of a new Navy shipyard.

The Vice-Chairman and Messrs. Gale and Wiggins indicated that they would be able to attend the luncheon.

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It was determined that the election of a Chairman for the Joint Planning Commission again be deferred to a later date.

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Upon advice by several of the members, including the Vice-Chairman, that they would be out of town on the next regularly scheduled meeting date (September 13th, 1966), a motion was made by Mr. Gale, seconded by Mr. Johnson and unanimously adopted to reschedule the September meeting date for September 23rd, 1966.

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The members were informed that Mr. Fred T. Davis had submitted to Glynn County his resignation as a member of the Joint Planning Commission as he has moved from Glynn County.

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The members were advised that due to circumstances beyond his control Mr. James B. Williams will be unable to assume his duties as Planning Director until the later part of August or early in September.

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Meeting Adjourned at 10:30 A. M.