

REGULAR MEETING

SEPTEMBER 23rd, 1966

(Postponed from Sept. 13th, 1966)

8:30 A. M.

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

ALSO PRESENT: Planning Director James B. Williams and City Manager J. E. Hulse, Jr.

Planning Director Williams was requested to serve as Temporary Chairman in order that the official organization of the Planning Commission for the remainder of the calendar year 1966 might be effected.

The Temporary Chairman called for nominations for the offices of Chairman and Vice-Chairman.

Mr. McGarvey nominated Mr. James D. Compton to serve as Chairman; however, Mr. Compton declined the nomination. Mr. McGarvey then nominated Mr. ^{Johnson}~~Compton~~ to serve as Vice-Chairman.

No other nominations were offered.

A motion was made by Mr. Paulk and seconded by Mr. Compton that nominations be closed and a vote taken on the above nominations.

Voting Aye: Messrs. Compton, Knight, McGarvey, Paulk and Wiggins.

Abstaining from Voting: Messrs. Gale and Johnson.

The Temporary Chairman declared the motion that Mr. Gale serve as Chairman and Mr. Johnson serve as Vice-Chairman for the remainder of the calendar year 1966 to be adopted.

Upon a motion made by Mr. Compton and seconded by Mr. Johnson, the minutes of the Regular Meeting held on August 9th, 1966, and of the Special Planning Session held on August 30th, 1966, were approved.

City Manager J. E. Hulse, Jr., representing both the City Commission and the County Commission, requested that funds for the Brunswick Director of the Georgia Institute of Technology, Industrial Development Division, be channeled through the budget of the Joint Planning Commission. Mr. Hulse explained that many activities of the Division are closely related to the activities of the Commission and emphasized that Mr. Monte Korb, Director of the local Division, could well be used as a technical consultant to the Commission's staff.

Following discussion upon Mr. Hulse's request, the Planning Commission agreed that an additional category be included in the 1966 - 1967 Budget of the Planning Commission, provided written assurance is received from both the City and County Attorneys that such action would be in accordance with sound legal practice.

GC-38-66.

Mr. Murray Silver, attorney, was present in behalf of an application submitted by Mr. Virgil Hinson for the rezoning of an irregularly shaped tract fronting

approximately 1,200 ft. on the south side of State Route 303. The property, containing approximately 10.46 acres, lies between the Forks and Turtle River Bridge.

Mr. Silver stated that his client was seeking a rezoning from R-9 Residential to HC Highway Commercial in order that he might be permitted to utilize the property for a wholesale or retail automotive parts establishment. Mr. Hinson's plans, as shown on a plot plan and a rendering, called for a fully enclosed building with no outside storage of auto parts and the like.

During discussion it was pointed out that an HC zoning classification would not be necessary as the proposed use would be permitted in an GC General Commercial District. Mr. Silver stated that Mr. Hinson would be agreeable to amending his application to request that the subject property be rezoned GC General Commercial, rather than HC Highway Commercial as originally petitioned.

After consideration, a motion was made by Mr. Johnson, seconded by Mr. Wiggins and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject 10.46 acre tract from R-9 Residential to GC General Commercial.

GC-39-66.

Next considered was a request for the rezoning, from FA Forest - Agricultural to GI General Industrial, of an irregularly shaped tract containing approximately 265 acres in the Pyles Marsh vicinity. The property is bounded on the south by the Southern Railroad and is to be traversed in an easterly direction by a proposed extension of Perry Lane Road.

Mr. T. J. Dickey, Jr., attorney, was present to represent the applicant, Glynn Industrial Park, Inc., and stated that an industrial park was proposed on the property. He stated that a portion of the tract was to be conveyed to the R. L. Peck Machine & Tool Company for the relocation of its facility. Also pointed out was the adaptability of this property for industrial purposes, particularly in relation to the availability of rail facilities in an area predominantly industrial.

A motion was made by Mr. Knight, seconded by Mr. Wiggins and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject 265 acres from FA Forest - Agricultural to GI General Industrial.

GC-40-66-JPC.

It was brought to the members' attention that, in the event the Glynn Industrial Park, Inc., property identified in GC-39-66 above is rezoned by the Glynn County Commission to the requested GI General Industrial zoning classification, the subject property cannot adequately be reflected on Glynn County Official Zoning Map 1A due to the scale used on this particular map. The members were advised that the incorporation of County Tax Maps No. 92B, 93D, 76A and 75C on Official Zoning Map 1A would alleviate this deficiency. They were also advised that the use of these tax maps as official zoning maps would also be required to properly identify the boundaries of the Glynn Industrial Park, Inc., property if it is rezoned GI General Industrial in a predominately FA Forest - Agricultural zoned area.

A motion was made by Mr. Johnson, seconded by Mr. Knight and unanimously adopted to recommend to the Glynn County Commission that, in the event the subject property is rezoned, Glynn County Tax Maps No. 92B, 93D, 76A and 75C be incorporated in Glynn County Official Zoning Map 1A, and, further, that Glynn County Tax Maps No. 92B, 93D,

76A and 75C be deemed to be official zoning maps.

B-17-65, B-18-65, B-19-65, B-22-65 and B-10-66.

Considered together were five rezoning applications involving properties fronting on the east side of Newcastle Street between L and Q Streets. These applications, all requesting a rezoning from GR General Residential to GR General Commercial, are as follows:

- B-17-65, involving New Town Lot 490, with 30 ft. frontage on Newcastle Street; Harold T. Mixon, applicant.
- B-18-65, involving New Town Lots 532 through 537, inclusive, with 120 ft. frontage on Newcastle Street; Harold T. Mixon, applicant.
- B-19-65, involving New Town Lots 510 through 517, inclusive, with 210 ft. frontage on Newcastle Street; Hayes Construction Co., applicant.
- B-22-65, involving New Town Lots 568, 569, 570 and 572, each lot having a frontage of 30 ft. on Newcastle Street; J. W. Jacobs, applicant.
- B-10-66, involving New Town Lots 544 through 554, inclusive, with 550 ft. frontage on Newcastle Street, Bennie Gentile, applicant.

Rezoning applications numbers B-17-65, B-18-65 and B-19-65 were reviewed previously on November 2nd, 1965, and application number B-22-65 was reviewed December 14th, 1965. Application number B-10-66 was filed on September 9th, 1966, and consequently, had not previously been considered.

These five applications were considered at this meeting at one time as they are all in the same general vicinity and are all concerned with non-conforming uses of the properties in question which have a minimum of three years to remain in existence as of the passage of the City of Brunswick Zoning Ordinance of February 3rd, 1965.

Messrs. Harold T. Mixon, Marvin Bluestein of Hayes Construction Company, J. W. Jacobs and Bennie Gentile were present in support of their applications and were of the opinion that their properties were more suited for commercial purposes than residential.

During the discussion, it was noted that in the recent report submitted by Eric Hill Associates, Inc., entitled "Report on Special Study of Zoning and Land Use Controls for Selected Areas to be Influenced by Future Major Highway Development", made at the request of the Joint Planning Commission, a recommendation was made to maintain the existing zoning pattern along the route of the Newcastle Street Extension Project for the immediate future. Further, it was noted that the Joint Planning Commission, in accordance with the findings of the Hill report, made a similar recommendation to the City Commission.

A motion was then made by Mr. Compton and seconded by Mr. McGarvey to defer action on applications numbers B-17-65, B-18-66, B-19-65, B-22-65 and B-10-66 at this time and until such time as a thorough study is made of the use of the entire area fronting on the east side of Newcastle Street between L Street and Q Street.

Voting Aye: Messrs. Compton, Knight, McGarvey and Paulk.

Voting Nay: Messrs. Johnson and Wiggins.

The Chairman declared the motion carried.

B-11-66-JPC.

Amendments to Plate 70 of the City of Brunswick Zoning Ordinance relating to the boundaries of the Chamber of Commerce property and a clearer delineation of the location of U. S. Highway 17 were discussed. Such amendments were deemed necessary as a result of unintentional omissions made in the preparation of the plates for the City ordinance.

A motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to recommend to the City Commission amendments to Plate 70 of the City of Brunswick Zoning Ordinance as follows:

1. Amend Plate 70 to reflect the boundaries of the Brunswick - Glynn County Chamber of Commerce property; and
2. Amend Plate 70 to include additional information to more clearly delineate the location of U. S. Highway 17.

GC-43-66-JPC.

Amendments to Plate 44 of the Glynn County Zoning Ordinance relating to unintentional scrivener's errors made in the spelling of three street names during the preparation of the Plates for the Glynn County Zoning Ordinance were discussed.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission amendments to Plate 44 of the Glynn County Zoning Ordinance as follows:

1. Correct the spelling of Harwell Street (not Hardwell Street as is now shown);
2. Correct the spelling of Evelyn Street (not Eleven Street as is now shown); and
3. Correct the spelling of Yarnell Street (not Yarnett Street as is now shown).

Action was deferred on a number of amendments of the Glynn County Zoning Ordinance Plates and Tax Maps regarding the addition of several subdivisions found to have properly recorded plats, the deletion of several subdivisions found not to have properly recorded plats, and the correction of zoning classifications in relation to the subdivisions to be deleted. The members felt that more graphic information should be presented in support of these proposed amendments.

It was reported by the Planning Director that the City Commission, the County Commission and the Coastal Area Planning and Development Commission were pleased with the decision of the Joint Planning Commission regarding the proposed merger of the Joint Planning Commission with the Coastal Area Commission. Further, it was noted that the Coastal Area Commission was presently interviewing candidates for its vacant Executive Director's position.

The Joint Planning Commission reviewed its proposed operating budget for the 1967 fiscal year along with a report on its financial status at the conclusion of the 1966 fiscal year, June 30, 1966. It was noted that of the \$26,800.00 allocated for expenses last year \$8,164.87 remained unexpended. Further, it was noted that, because of the absence of a Planning Director for most of last year,

work in all major areas of study has fallen far behind schedule. Therefore, it was proposed that \$6,000.00 of these unexpended funds be re-allocated in the 1967 fiscal year for consultant services to aid the staff in updating and expanding the land use, population, economic and transportation plans.

In addition, the Commission discussed recent proposals that have been made regarding the use of the Joint Planning Commission's budget for the inclusion of funds to pay the Director of the Georgia Institute of Technology's Industrial Development Division and the Director of the Coastal Area Planning and Development Commission.

After thorough discussion of these matters, a motion made by Mr. Compton and seconded by Mr. Dnight was unanimously adopted to expand the section of the Joint Planning Commission's budget entitled "Consulting Services", Code N. 1580, to include the following three categories:

1. Number 1581, to be reserved for funds allocated to pay special consultants for local planning services;
2. Number 1582, to be reserved for funds specifically allocated to pay the Brunswick director of the Georgia Institute of Technology's Industrial Development Division; and
3. In view of requests made earlier by representatives of the Coastal Area Planning and Development Commission also included in this section of the budget will be Number 1583, to be reserved for funds allocated to pay the Planning Director of the Coastal Area Planning and Development Commission.

Another motion was made by Mr. Compton, seconded by Mr. Knight and unanimously passed to adopt the proposed budget for the 1967 fiscal year, with the above changes included, as follows:

ADOPTED BUDGET 1966 - 1967
 THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

1500	Salaries		
	1501 Planning Director	\$	8,000.
	1502 Administrative Assistant		4,764.
	1503 Planning Technician		3,640.
	1504 Temporary Personnel		200.
			\$ 16,604.
1510	Furniture and Fixtures	\$	300.
			\$ 300.
1520	Office Operations		
	1521 General Supplies	\$	600.
	1522 Drafting and Photographic Supplies		480.
	1523 Office Rent		2,550.
	1524 Utilities		-
	1525 Telephone		400.
	1526 Document Reproduction		480.
	1527 Contingency		200.
	1528 Audit		80.
			\$ 4,790.
1530	Automobile Allowances		
	1531 Planning Director	\$	400.
	1532 Planning Technician		120.
			\$ 520.
1540	Dues, Publications and Subscriptions	\$	400.
			\$ 400.
1550	Travel and Conferences		
	1551 Travel	\$	680.
	1552 Conferences		600.
			\$ 1,280.
1560	Social Security	\$	620.
			\$ 620.
1570	Hospitalization Insurance	\$	135.
			\$ 135.
1580	Consultant Services		
	1581 Local Planning	\$	6,000.
	1582 Director, Industrial Development		-
	1583 Director, Coastal Area Commission		-
			\$ 6,000.
	Total		\$ 30,649

The Planning Director was then instructed to make a thorough explanation of the significant changes in the adopted budget to both the City Commission and the County Commission.

Meeting Adjourned at 11:15 A. M.