

CALLED MEETING

FEBRUARY 28th, 1967

8:30 A. M.

PRESENT: Chairman Neal Gale, James D. Compton, Otto Johnson, Jr.,
Cormac McGarvey and Brantley O'Quinn

ABSENT: M. A. Knight, R. F. D. Paulk and James L. Wiggins

ALSO PRESENT: Planning Director James B. Williams, County Administrator
Howard J. Sears and County Engineer D. C. McCaskill

GC-5-67 and First Preliminary Review of Sea Palms Subdivision:

Request by Sea Palms, Inc., to rezone a tract of about 493 acres lying on the east side of Frederica Road north of Black Banks Subdivision, also request to approve the Preliminary Plat of Phase One of Sea Palms Golf and Country Club Subdivision.

E. N. Cofer and W. J. Bryan were present and accompanied by their engineers, J. H. Ringeling and J. Biletzskow.

The proposed rezoning from R-12 One-family Residential and CP Conservation - Preservation to PD - G Planned Development - General was requested to permit the construction and operation of a golf course and country club subdivision including an 18-hole golf course, a club house, a concession stand, a motor inn, a golf villa, a condominium apartment complex, and about 325 residential lots. In addition, it was requested that an area in the southwest corner of the property be designated for future commercial use.

A motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to defer action on the proposed rezoning until such time as the applicant furnishes the Planning Commission with an adequate delineation of the property lines and the various commercial, recreational and residential areas within the tract.

The Preliminary Plat which was submitted for approval consisted of the first of six proposed phases. This phase includes 86 residential lots, the golf course, the club house, the motor inn, the golf villa, the condominiums, a concession stand, wells, a maintenance area, a commercial area, a lift station, and various streets, easements and reservations, all totalling about 253 acres.

Another motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted that the Commission will withhold approval of the Preliminary Plat of the proposed subdivision pending appropriate rezoning and the submission of all additional information required by the Planning Director.

Interstate 95 - Proposed Rest Area and Information Center:

Request by Chamber of Commerce to adopt a resolution along with the Chamber, the City and the County urging the State Highway Department to consider locating a rest area and information center on the west side of I-95 near one of the major approaches to the Brunswick area.

A motion was made by Mr. Compton and seconded by Mr. Johnson to adopt the following Resolution:

A RESOLUTION
OF THE
BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

WHEREAS, the plans of the State Highway Department of Georgia and the Federal Bureau of Public Roads for the construction of Interstate Highway 95 through Glynn County are nearing completion; and

WHEREAS, these plans provide for the construction of several major interchanges with roads leading to Brunswick and the Golden Isles; and

WHEREAS, the citizens of Brunswick and Glynn County would wish to have the opportunity to offer their hospitality to those who will be traveling over Interstate Highway 95; and

WHEREAS, the inclusion of a rest area with ample parking and proper refreshment facilities would not only serve the travelling public but would also afford the citizens of the community the pleasure of welcoming travelers to the area; and

WHEREAS, it appears that the most favorable location for such a rest area with respect to offering visitors the greatest possible choice in securing the entertainment and services they desire is at an interchange in the northern part of Glynn County;

NOW, THEREFORE, BE IT RESOLVED by the Brunswick - Glynn County Joint Planning Commission that it hereby requests the State Highway Department of Georgia and the Federal Bureau of Public Roads to favorably consider a proposal that a suitable rest area be provided on the west side of Interstate Highway 95 at an interchange with one of the major northern approaches to the community, preferably at the interchange with Georgia Route 99 in the northern part of Glynn County.

The Resolution was unanimously adopted.

U. S. Geological Mapping - Everett City Quadrangle:

The Planning Director informed the Commission that up-to-date maps of the Everett City Quadrangle would be prepared by the U. S. Geological Survey for approximately \$65,000. The Federal Government would pay one-half of this amount and the other half would have to be raised locally or from the State. Mapping would begin at once and be completed within three years. Otherwise, if no local action is taken, mapping in this important growth area of the County will not be completed for at least another ten years.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to recommend that the Glynn County Commission undertake negotiations with the U. S. Geological Survey for the preparation of adequate, up-to-date maps of the Everet City Quadrangle as soon as possible.

Outdoor Recreation Study:

The Planning Director reviewed a proposal submitted by Eric Hill Associates for an Outdoor Recreation Study as well as a brief review of the County's population, economy and transportation system.

The estimate for the proposed study was \$10,800 which could possibly be financed by a joint arrangement with the Coastal Area Planning and Development Commission.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted that the Planning Director continue with negotiations for a recreation study, provided no commitment is made by the Joint Planning Commission in excess of the \$6,000 budgeted for consultant services, and further that the Planning Director endeavor to make arrangements with the Coastal Area Commission for sharing in the cost of the proposed study.

Subdivision Regulations:

A review of administrative procedure for preliminary plat review in proposed new land subdivision regulations was deferred to the next regular meeting of the Planning Commission.

A S P O Convention:

The Planning Director advised the Commission of the forthcoming American Society of Planning Officials Conference to be held in Houston, Texas, April 1st, through April 6th, 1967. The Director was authorized to attend the conference, with expenses to be paid on the basis of \$20.00 per diem plus transportation costs in an amount not to exceed that of an economy class airplane fare.

Members interested in attending the conference were requested to contact the Planning Director as soon as possible in order to make the proper arrangements for registration and accommodations.

Reclamation:

The Chairman requested that the members begin to give some thought to resolving the problems created by indiscriminate marshland reclamation.

Meeting Adjourned.