

REGULAR MEETING

JUNE 6th, 1967

8:30 A. M.

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

ABSENT: Cormac McGarvey, Brantley O'Quinn and R. F. D. Paulk

ALSO PRESENT: Planning Director James B. Williams and County
Administrator Howard J. Sears

Upon a motion made by Mr. Wiggins and seconded by Mr. Johnson the minutes of the Regular Meeting held on May 2nd, 1967, and a Called Meeting held on May 16th, 1967, were approved.

GC-13-67-JPC:

Recommendation of the Planning Director to rezone, from R-9 Residential to TR-12 Residential, the following two parcels:

Parcel I: that area bounded on the east by the Old Jesup Highway, on the north by the Driftwood Mobile Home Park and on the west by the Atlantic Coast Line Railroad, but expressly excluding the Lee - Spires Mobile Home Park located therein; and

Parcel II: that area bounded on the northeast by the Old Jesup Highway, on the southwest by the Atlantic Coast Line Railroad and on the southeast by the Driftwood Mobile Home Park.

A number of property owners within the area described as Parcel II expressed their preference for a Forest - Agricultural zoning classification rather than a TR-12 Residential classification. It was pointed out that the area is primarily rural and agricultural rather than strictly residential.

It was determined, however, that properties within Parcel I were less rural in nature and more adapted to a TR-12 classification. No one appeared to be heard on the proposed rezoning of Parcel I.

A motion was made by Mr. Johnson, seconded by Mr. Compton and unanimously adopted to make the following recommendations to the Glynn County Commission:

1. that Parcel I, as described above, be rezoned from R-9 Residential to TR-12 Residential; and
 2. that Parcel II, as described above, be rezoned from R-9 Residential to FA Forest - Agricultural.
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GC-15-67:

Request to rezone, from Forest - Agricultural to Basic Industrial, an irregularly shaped tract in the Pyles Marsh area, bounded on the south for 861 ft. by the Atlantic Coast Line Railroad, located about 1,190 ft. east of the New Jesup Highway (U. S. 341), and containing about 20 acres.

Mr. Ralph Fairman, applicant, proposed to develop the property for scrap metal storage and the disposal of old automobile bodies. A document was presented, signed by adjoining owners, stating that there were no objections to the proposed rezoning.

The Planning Director advised the Commission that this request was received after the deadline for advertising, but, due to the apparent urgency of the situation, it was put on the agenda for discussion in order to give Mr. Fairman an indication of the feelings of the Commission.

The Commission felt that the matter warranted thorough notification of property owners in the vicinity of the proposed rezoning and instructed the Planning Director to carry out such notification.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. Wiggins and unanimously adopted to give tentative approval to the subject request, but to withhold final approval pending proper notice to all affected property owners in the area.

Special Study of Intersection of Cypress Mill and Community Roads:

The Planning Director submitted a plan for the relocation of Cypress Mill Road to remove the existing intersection to the west to a point approximately 1,000 ft. from Altama Avenue. Such a plan would allow for more safe and orderly traffic movement in the area and would provide a right-angle intersection with Community Road, while closing the existing dangerous acute-angle intersection.

The study of this intersection was undertaken at the request of property owners in the area as a result of previous hearings on an application to rezone adjacent property for commercial use (B-5-67, Robinson Homes, Inc.).

The proposed relocation of Cypress Mill Road would cross property owned by Robinson Homes, Inc., and Union - Camp, both of which had tentatively agreed to the plan subject to the necessary engineering and dedication arrangements.

The Commission agreed that additional commercial zoning in the area should be deferred until such time as the traffic problems associated with the existing intersection are satisfactorily corrected.

1967 - 1968 Budget:

The Planning Director submitted a proposed budget for the Joint Planning Commission's forthcoming fiscal year commencing July 1st, 1967.

After appropriate discussion and clarification, a motion was made by Mr. Compton, seconded by Mr. Wiggins and unanimously adopted to adopt the proposed budget for the 1967 fiscal year, as follows:

ADOPTED BUDGET 1967 - 1968
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

1500 SALARIES		
1501 Planning Director	\$ 8,000.	
1502 Administrative Assistant	5,004.	
1503 Planning Technician	3,552.	
1504 Temporary Personnel	--	
	\$ 16,556.	
1510 FURNITURE AND FIXTURES	\$ 200.	
	\$ 200.	
1520 OFFICE OPERATIONS		
1521 General Supplies	\$ 560.	
1522 Drafting and Photographic Supplies	400.	
1523 Office Rent	2,550.	
1524 Utilities	--	
1525 Telephone	400.	
1526 Document Reproduction	400.	
1527 Contingency	240.	
1528 Audit	80.	
	\$ 4,630.	
1530 AUTOMOBILE ALLOWANCES		
1531 Planning Director	\$ 480.	
1532 Planning Technician	120.	
	\$ 600.	
1540 DUES, PUBLICATIONS AND SUBSCRIPTIONS	\$ 300.	
	\$ 300.	
1550 TRAVEL AND CONFERENCES		
1551 Travel	\$ 300.	
1552 Conferences	600.	
	\$ 900.	
1560 SOCIAL SECURITY	\$ 670.	
	\$ 670.	
1570 HOSPITALIZATION INSURANCE	\$ 144.	
	\$ 144.	
1580 CONSULTANT SERVICES		
1581 Local Planning	\$ 5,000.	
	\$ 5,000.	
Total		\$ 29,000.

Reimbursement for Funds for Public Hearing Notices:

The Commission was informed that the City of Brunswick has not yet paid its share of the cost of the signs prepared to notify the general public of pending rezoning applications. The City's share amounts to \$96.53.

The City Commission, at its meeting of December 7th, 1966, agreed to deduct the cost of the signs from the \$50.00 fee for individual rezoning applications. The Glynn County Commission adopted a similar policy and has already paid its share of the cost of the signs.

A motion was made by Mr. Knight, seconded by Mr. Johnson and unanimously adopted that the Chairman and the Planning Director confer with the Mayor and City Manager and resolve this matter as soon as possible.

During the discussion that followed this motion, it was agreed that the Chairman and Planning Director would also check into the progress, if any, being made in providing water and rest room facilities on the second floor of the Old City Hall.

At the request of Commissioner Johnson, the Chairman interrupted the regular

agenda to hear from Mr. Lewis Stokes regarding the location of a mobile home on a lot at 207 Wolf Street.

The Commission advised Mr. Stokes that it had no authority in this matter as the City Commission never adopted the recommendations that would permit such use in the City. Thereupon, Mr. Stokes was referred to the City Manager for further action.

Bill for Commission Vouchers:

The Planning Director asked the Commission for instructions as to the handling of a bill of \$290.98 from the First National Bank for imprinted checks and vouchers. The material was ordered by the City Finance Department without Commission knowledge and appeared to be excessive in both price and quantity.

It was agreed that the Planning Director discuss the matter further with the City Manager, as the Commission did not feel it was responsible for paying for material it had not ordered.

Special Meeting to Discuss Planning Program:

At the request of the Planning Director a special meeting was called for Tuesday, June 13th, 1967, at 2:30 P.M., to discuss the possible alternatives for the planning program during the forthcoming year.

Representatives from Mayes, Sudderth & Etheredge, Inc., and the State Planning Bureau would be present at that time.

National Association of County Officials Convention:

The Planning Director requested authorization to attend the summer convention of the National Association of County Officials in Detroit, Michigan, in conjunction with a planned vacation.

A motion was made by Mr. Compton, seconded by Mr. Wiggins and unanimously adopted that the Planning Director be authorized to attend the convention and that an amount not to exceed \$300.00 be allocated for necessary expenses in keeping with past policies with respect to travel and per diem allowances.

Request for Additional TR Temporary Residential Zoning:

Mr. Jerry Austin appeared to request the Planning Commission to study the possible extension of Temporary Residential Zoning Districts along the Old Jesup Highway to include some of the area to the east of that highway, particularly along Walker Road.

The Planning Director was instructed to include this area in his study of areas in the County suitable for Temporary Residential zoning and make a report to the Commission at a later date.

B-6-67:

Request to rezone, from General Residential to Local Commercial, the north-westernmost portion of Town Commons Lot 95 between Cochran and Stonewall, fronting 45 ft. on the east side of Cochran Avenue and 100 ft. on the south side of K Street. The property is owned by Mrs. Margaret H. Burke.

Due to the fact no one was present in support of or in opposition to the request, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to defer action until a later meeting.

GC-14-67:

Request to rezone, from Forest - Agricultural and Conservation - Preservation to General Industrial, about 779 acres fronting 948 feet on the east side of U. S. 17 south of the "Ranch" and extending from U. S. 17 to the McKay River. This tract is owned by Marina Developers, Inc., and is identified as the John Law Tract.

Due to the fact no one was present in support of or in opposition to the request, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to defer action until a later meeting.

Meeting Adjourned at 10:30 A. M.