

REGULAR MEETING

OCTOBER 11th, 1960

8:30 A. M.

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PRESENT: Chairman M. A. Knight, Fred T. Davis, C. J. Dubs, Neál Gale, Cormac McGarvey, W. Wright Parker and R. F. D. Paulk

ABSENT: James D. Compton

ALSO PRESENT: Planning Director Robert H. Doyle, City Manager H. Bruce Lovvorn and County Administrator Howard J. Sears

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A motion to approve the respective minutes as read for meetings held on June 28th, July 12th and September 13th, 1960, was made by Mr. Paulk, seconded by Mr. Gale, and unanimously adopted.

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Copies of the Joint Planning Commission's First Annual Report were distributed, as were reprints of a special article recently published in the Kiwanis Club magazine concerning modern zoning practices.

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The Planning Director next discussed the results of a just concluded Georgia Tech conference on "Urban Planning for Mobile Homes". Mr. Doyle pointed out that several significant trends and conditions have developed since World War II with respect to the mobile home segment of our housing supply. The following are perhaps the most important of these trends insofar as urban planning is concerned:

- 1) Mobile homes are not very mobile any more. The typical transient type trailer has been replaced by large 10 ft. by 50 ft. compact living units designed for more or less permanent placement on fixed concrete pads. While mobile home dwellers tend to move on the average about once every two years, the units themselves are not usually relocated when the occupants go elsewhere.
- 2) Approximately 10 to 15% of our country's population now resides in mobile homes, according to recent estimates. In general, the typical mobile home family has a higher education level and earns about \$1,000 more per year than the average home-owning family. Mobile homes are attractive to retired persons, college students, young married couples and those who wish to have compact, apartment type living quarters with some degree of personal yard space.
- 3) Properly planned and situated mobile home parks are currently favored over the growing popular desire to locate single mobile home units on individual lots amidst the more usual type of residential structures. However, newer models which are being designed to expand outward and upward are expected to more nearly look like the standard concept of a house. As a result, the pressure to permit mobile homes within subdivisions can be expected to increase.
- 4) Three distinct types of mobile home areas are now being utilized. The standard park where lots are rented or leased and utility, recreation and administrative services provided is perhaps

the most familiar. Growing in favor -- especially in Florida -- is the mobile home subdivision where lots are sold outright. Another relatively new operation is the so-called "graveyard" park, wherein lots are purchased and grounds maintenance as well as other services are available on a sort of perpetual-care basis.

- 5) Several different mobile home situations must be considered in the development of adequate zoning controls. These are:
- a) Individual units permanently located on standard lots;
  - b) Individual units temporarily located on standard lots -- such as while a permanent home is being constructed or where weekend use only is involved;
  - c) Individual mobile homes serving as a second structure on a standard lot;
  - d) Trailer sales in conjunction with residential area;
  - e) Transient trailer provisions;
  - f) Mobile home parks for temporary or permanent occupancy;  
and
  - g) Mobile home subdivisions where lots are sold.

The discussion was concluded with an observation that Glynn County could expect an increasing influx of mobile homes in the next few years as more retired and young couples migrate to the local area as a result of significant resort and industrial expansions already underway.

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A brief resumé of the progress to date on the long range planning program was presented by the Director. Hill & Adley Associates have indicated that Population and Industrial Locations studies would be available by the next meeting date of the Commission.

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As the final order of business, a proposed design for the intersection of Norwich Street and Newcastle Street Extension was reviewed by the Commission. The design was considered to be workable and of use in the development of an adequate circulation system for Brunswick.

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Meeting Adjourned at 10:00 A. M.