

SPECIAL MEETING

MAY 28th, 1963

8:30 A. M.

PRESENT: Vice-Chairman W. Wright Parker, James D. Compton, Fred T. Davis,
C. J. Dubs and Cormac McGarvey

ABSENT: Chairman M. A. Knight, Neal Gale and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell and County Administrator
Howard J. Sears

In the absence of Chairman Knight, Vice-Chairman Parker assumed the Chair.

Upon a motion made by Mr. Davis and seconded by Mr. Compton, the minutes of a regular meeting held on May 14th, 1963, and a called meeting held on May 20th, 1963, were approved.

As the next order of business, the Planning Commission resumed consideration of a request, deferred from April 23rd, 1963, for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit a mobile home park on property abutting Blythe Island Drive, Blythe Island. The applicant, Mr. Jiles Hamilton, was present in support of his request. Mr. Hamilton was accompanied by Mr. John Manley of the Georgia Mobile Homes Association and Mr. Bill Plyler, a local mobile home dealer.

The Planning Director reviewed the request, its proposed location, and the action taken by the Planning Commission on April 23rd, 1963, at which time the applicant was requested to submit Board of Health approval of proposed sewerage disposal and water facilities, the written approval of adjacent property owners within a radius of 500 feet, and a redesign of the park layout with respect to the possible widening and paving of Blythe Island Drive. Planning Director Bell also advised that, since the first review of this request, numerous objections to the proposal had been registered from Blythe Island residents, and a petition of objection was on file in the office.

Mr. Hamilton presented a petition from property owners not objecting to the proposed use.

Mr. Manley furnished the Planning Commission with statistics with respect to age groups, family size, income, average length of stay of residents of mobile home parks. With regard to minimum standards recommended by his association, Mr. Manley stated that Mr. Hamilton's proposal of seven spaces per acre exceeded the association's recommended requirement of 8 spaces per acre for its luxury classification. In general, Mr. Manley endorsed Mr. Hamilton's proposal. He felt that it would be an asset to the community, that it would not adversely affect surrounding property values, and that the occupants would be good neighbors and citizens.

Mr. Hamilton emphasized the growth of the County and pointed to the need for additional mobile home spaces.

Mr. Plyler briefly discussed the nature and characteristics of modern-day mobile homes.

Mr. Alvin M. Powell, Jr., District Director of Environmental Sanitation, was present as a representative of the Glynn County Board of Health. Mr. Powell stated that Mr. Hamilton had indicated he was agreeable to the installation of an oxidation pond for sewage disposal in lieu of his original proposal of using septic tanks. Mr. Powell further advised that detailed plans for the proposed oxidation pond and/or sewerage facilities and water system would be required for consideration by the Board of Health before its final approval could be given.

Vice-Chairman Parker stated that all present would be given an opportunity to express themselves as opposing or favoring the mobile home park. The following individuals were present in opposition to the proposal: Mr. and Mrs. C. F. Kinstle, Mr. and Mrs. C. S. Mock, Messrs. E. L. Baskin, representing the Georgia Baptist Women's Missionary Union (owners of Camp Glynn, located to the north of the proposed site), E. H. Reeves, F. A. May, O. E. Burch, H. S. McBurnett, B. M. Parrish, Jr., T. R. Winslow, J. R. Girardeau, and A. J. Mavromat.

Mr. Mavromat, owner of property abutting the south boundary of the Hamilton property, stated that although he had originally signed the petition in favor of the proposed use, he had since reconsidered and wanted to assert that he is against the proposal.

Those expressing opposition were primarily concerned that the proposed use might decrease the valuation of their properties. There was also a feeling that a mobile home park was more commercial than residential in nature and, therefore, out of character with the surrounding area. Concern over the possible loss of the area's natural beauty and quiet was also expressed.

Despite Mr. Manley's comments, questions were also raised with regard to the tax revenues potentially available from mobile home occupants, the duration of tenancy common to mobile home parks, and the general character of the people that might be expected to inhabit the park.

After considerable deliberation, a motion was made by Mr. Davis, seconded by Mr. Compton, and unanimously adopted to defer the matter for further study and on-site investigation, and reconsider it as the first item of business at the next meeting.

As the final order of business, a discussion was held with regard to the development of the ~~area~~ lying north of the Brunswick Airpark and south of Glynco NAS, with particular emphasis on the need for policies with regard to park and school area requirements for that area.

Messrs. C. T. "Lefty" Butler, County Recreation Director, J. H. Ringeling of Delta Engineers, Bill Downey of Way, Peters, Cowden & Langford, and Allen Reu and E. T. Jackson of Model City Construction and Supply Co., Inc., were present for this review.

The Planning Director briefly reviewed the development potential for the area. He stated that, on the basis of already-recorded plats in addition to development proposals on other properties, it was not unreasonable to expect that an ultimate population exceeding 7,500 people could be expected in the area north of the City and east of Altama Avenue.

He further stated that the Planning Commission had recommended, in the Comprehensive Plan, that approximately three parks be provided to serve residents in this area. One, a small neighborhood park of 2.5 acres, already existed in the Glynco Annex area. Another of similar size was recommended in the vicinity of the Brunswick Airpark. In addition, a large park (approximately 5 acres) with community facilities such as a baseball diamond and a football field had been recommended somewhere in the center of the area. Finally, west of Altama Avenue, a large 15 acre site was proposed in the Comprehensive Plan.

The principal park under discussion at this meeting was the proposed 5 acre site. One of the sites recommended by the previous Planning Director for this park was located on the Aiken property, which had been recently purchased by a firm represented by Mr. Jackson and Mr. Reu. Until the location of a specific site had been resolved, this group could not proceed very far in the development of a subdivision plat.

Since the Planning Commission would ultimately review the subdivision plat submitted on this property and others proposed for development in the area and would, at that time, make recommendations regarding park sites, it was felt that a general discussion of possible sites, in an effort to determine what would be acceptable to the Planning Commission, was necessary.

Therefore, representatives of the County as well as representatives of private development interests had been assembled at this meeting to clarify County park needs in the area and to evaluate various alternatives. As a result of this meeting, it was hoped that potential developers could proceed with the formulation of subdivision plat proposals.

It was noted that, under the County's current subdivision regulations, the Glynn County Planning Board could require a five percent dedication of land for park purposes from subdividers or, in lieu thereof, a financial donation equalling the value of such a five percent dedication.

The Planning Director cited the present situation as one where land, rather than money, would be required in order to conform to the recommendations of the Comprehensive Plan. He said that this was an instance where the time had come to turn the plan into reality. He stated that, while the Planning Commission might be flexible in its selection of a specific site to recommend to the Glynn County Planning Board, it should insure that such a site should be suitable to the needs of the County. He pointed out that, although the majority of developers would prefer to donate money rather than land, sooner or later, land dedications would be necessary. In this instance, the time had come. It was hoped that an equitable agreement could be worked out among the developers in the immediate area for a mutual dedication of land.

There followed a general discussion during which several possible sites were analyzed. Most of the comment centered on the use of existing open space bordering the Beverly Shores oxidation pond. For several reasons (inadequate parking, cramped space, proximity to the pond, proximity to nearby residences, pond maintenance problems), most of this area was discounted. There was some feeling, however, that portions of the area would be suitable for a pre-school age recreation area.

Mr. Jackson concluded the discussion by suggesting a site which would require dedications of land from three developers in the area, including Beverly Shores,

Model City Construction and Supply Company, and interests in the George property, represented by Mr. Downey.

This was considered suitable by the Planning Commission and County representatives, provided that commitments could be obtained from all three owners and a suitable site could be assembled.

Mr. Compton moved that the affected parties develop a proposed plan for the park site, obtain a written commitment from all three of the affected owners, and submit this information to the Planning Commission for further consideration.

This motion was seconded by Mr. Davis and unanimously adopted.

Meeting Adjourned at 11:00 A. M.