

SPECIAL MEETING

APRIL 23rd, 1963

8:30 A. M.

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PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, C. J. Dubs, Neal Gale, Cormac McGarvey and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell, County Administrator Howard J. Sears and City Urban Redevelopment Director Robert G. Mauney

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As the first order of business, the minutes of regular meeting held April 9th, 1963, were approved.

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The Planning Commission next reviewed a request by Mr. Jiles Hamilton for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit the establishment of a mobile home park on 9.86 acres located on the northern end of Blythe Island abutting Blythe Island Drive. Mr. Hamilton and his landscape architect, Mr. Carlos Greenwood, were present in support of the request.

Planning Director Bell advised that he was in receipt of communication from the Glynn County Board of Health stating that while it is not favorable to the intended use of septic tanks for the proposed use it is agreeable to the contemplated layout and lots sizes, and that the developer should furnish additional copies of the plan for submission to the State Board of Health for its review. Location of the first tier of mobile home lots in relation to the present width of and any required widening for paving of Blythe Island Drive was discussed.

Mr. Compton moved that any action be deferred until the applicant brings back the approval of the Board of Health of the proposed sewerage disposal and water facilities and the approval of the adjacent property owners within a radius of 500 feet and until adjustments are made in the site design with relation to the proximity of Blythe Island Drive.

This motion was seconded by Mr. McGarvey and passed unanimously.

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Further review was given to a request, from a group represented by Mr. Roland Moore, for the rezoning from Class D Agricultural to Class F Industrial approximately 300 acres (292) located on Perry Lane Road between the ACL Railroad and the Southern Railway.

The request had been deferred at the Planning Commission's meeting of April 9th, 1963, in view of the failure of the applicants to have a plat of the property available at that time.

The matter was rescheduled for consideration on May 14th, 1963, but the Planning Commission, in view of the fact that the plat has been submitted, agreed to review it at the present meeting.

During the discussion, the Planning Director emphasized that, in view of the plans submitted, this could not be viewed as of yet as an industrial park. It was simply a request for rezoning of a large tract of land. Also noted was the industrial character of the abutting land and the fact that nearby industrial

uses were permitted as exceptions and did not require rezoning.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that the Planning Commission recommend to the Glynn County Planning Board the approval of the change of classification from Class D Agricultural to Class F Heavy Industrial for that area of land as shown on the submitted map entitled "Glynn County Industrial Park", containing approximately 300 acres fronting on the northwesterly side of Perry Lane Road and lying roughly between the Southern Railway right of way and the ACL right of way, and that the Commission further recommends that this rezoning be advertised for a public hearing and that the applicants submit a plan which will have an insert of a key map on the large scale plan.

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Mr. William Downey was present for a continued review of Glynn - Jekyll Acres Subdivision proposed for development in the vicinity of Baumgartner Road and U. S. 84.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that it be recorded in the minutes that Bill Downey, as the applicant for the Glynn - Jekyll Acres Subdivision, has submitted to this Commission, in satisfactory form, the proposed location of the oxidation pond for Section 1 of the subdivision and the proposed location of a 4.0 acre park site for a future park area when additional sections of the subdivision are completed; and further that the County Engineer's approval for surface drainage has not yet been received and that the developer has not shown on his plan the type or class of residential subdivision that is contemplated or a key map; and when these additional items are furnished to the Commission, final approval will be made to the Glynn County Planning Board, subject to the Board of Health approval.

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A discussion was held with respect to the procedure for submission of subdivision plats to the Planning Commission for its recommendation.

Mr. McGarvey moved that, in the future, before any subdivisions are presented to the Commission for approval that all of the technical requirements of the Planning Commission be passed on by the Planning Director and that the Board of Health shall have approved the proposed water supply and sewerage systems.

This motion was seconded by Mr. Davis.

Voting Aye: Messrs. Compton, Davis, Dubs, Gale, McGarvey and Parker.

Not Voting: Mr. Paulk.

The Chairman declared the motion carried.

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The Planning Director advised that, due to prior commitments, Menhinick & Little, Inc., will not be able to review and make recommendations by May 1st, 1963, with respect to suggested sign controls for Glynn County as prepared by the Planning Director and the Sign Committee of the Commission.

A motion was made by Mr. Dubs, seconded by Mr. McGarvey, and unanimously adopted that additional time be granted for the review by Menhinick & Little, Inc. (No deadline was set.)

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A rendering of a proposed promotional and civic club "welcome" sign for erection at the entrances to the city was studied.

Mr. Compton moved that the Planning Commission give general approval to the idea and commendation be given to the Chamber of Commerce Committee in charge of the project.

This motion was seconded by Mr. Gale and passed unanimously.

However, the Commission expressed the feeling that the signs should be so located that they will not encroach on State Highway right of way.

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The Planning Commission was advised of the May 7th, 1963, hearing on the location of the proposed Newcastle Street project to be held at the Federal Building at 2:00 P. M.

Planning Director Bell further advised that the City Commission had requested the Joint Planning Commission to make a study of properties abutting the proposed Newcastle Street project and to make recommendations as to zoning within the area.

Chairman Knight appointed Messrs. Gale and McGarvey to a committee to work with the Planning Director on such a study.

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As the final order of business, the Commission reviewed Sections 901 through 903, inclusive, of Article IX (Administration, Enforcement, Penalties, and Fees) of the proposed new zoning ordinance as submitted by the Planning Director. Several minor changes were made as a result of reviewing this portion of Article IX.

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Meeting Adjourned at 10:15 A. M.