

REGULAR MEETING

JUNE 11th, 1963

8:30 A. M.

PRESENT: Vice-Chairman W. Wright Parker, James D. Compton, Fred T. Davis,
Neal Gale, Cormac McGarvey and R. F. D. Paulk

ABSENT: Chairman M. A. Knight and C. J. Dubs

ALSO PRESENT: Planning Director Frederick K. Bell

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

As the first order of business, the minutes of a special meeting held May 28th, 1963, were approved upon a motion made by Mr. Compton and seconded by Mr. McGarvey.

The Planning Commission next resumed consideration of a request, deferred from April 23rd and May 28th, 1963, submitted by Mr. Jiles Hamilton for an exception from the provisions of the Glynn County Zoning Ordinance. The requested exception would permit a mobile home park to be located on property abutting the westerly side of the northern extremity of Blythe Island Drive, Blythe Island.

A brief review of the matter took place during which the following points were made:

1. There was an apparent need for additional mobile home spaces in Glynn County;
2. Based on information presented, indications were that Mr. Hamilton intended to develop, maintain, and operate a mobile home court of high quality; and
3. There was no evidence that a mobile home court on this site would detract from the value of surrounding properties any more than certain uses, such as prefabricated or shell homes, which could be constructed as a matter of right under current zoning regulations.

It was also noted that the property of many of the objectors was a substantial distance from the proposed site and that a high degree of mobile homes already were located on Blythe Island.

A motion was made by Mr. Compton, seconded by Mr. Davis, and unanimously adopted that the Joint Planning Commission recommend to the County Planning Board that the application of Mr. Jiles Hamilton for the installation of a mobile home park on Blythe Island be granted provided:

1. that a setback from the Blythe Island Drive right of way of not less than 200 ft. to the nearest trailer pad be maintained;
2. that all requirements of the Board of Health and Glynn County in regard to sewerage, water, drainage, and other improvements be met;
3. that the roads within the mobile home park be improved and hard surfaced;

4. that the layout and the conditions of operation of this mobile home park be built and operated in accordance with the highest standards of the National Mobile Home Association; and
5. that the applicant submit another plan to be approved by the Planning Director and that two copies (one for the Planning Commission office and one for the Building Inspector's office) of the revised plan be furnished.

Mr. J. D. Perkins, Assistant Manager of the Land Development Department of Georgia Power Company, was present in behalf of that company's request for an exception from the provisions of the Glynn County Zoning Ordinance in order to permit a 6 ft. by 12 ft. sign to be located at the northwest corner of Crispin Boulevard and U. S. 341. Mr. Perkins stated that the sign, designed to direct attention to Plant McManus, would replace and be in the same approximate location of a smaller existing Georgia Power Company sign.

During the discussion, it was brought out that the existing sign is located within the right of way of Crispin Boulevard, a County road. Mr. Perkins expressed his company's opinion that the sign is directional in nature and as such should be allowed within the right of way.

Mr. Compton made a motion that the application, as submitted, would not meet the requirements of setbacks and that the Joint Planning Commission recommend to the County Planning Board to deny the application on that basis; provided, however, that the Joint Planning Commission go on record as being favorable to the granting of a permit if the location of the sign is off the road rights of way and conforms to setbacks set forth in the existing sign ordinance (150 feet back from the centerline of any street).

Upon a second by Mr. Davis, this motion passed unanimously.

As the next order of business, the Planning Commission reviewed a request, submitted by Mr. Frank Lee, for an exception from the provisions of the Glynn County Zoning Ordinance in order to permit mobile homes on approximately .67 acres located on the west side of the Old Jesup Highway just south of Taylor's Methodist Church. Mr. Lee was present in support of his request, and stated that he had a copy of a statement from seventeen nearby property owners not objecting to the requested use.

The Planning Director advised that the application amounted to an expansion of the use of the property for additional trailers, four now being located on the tract and served by septic tanks. Planning Director Bell further advised that the plan as submitted was not to scale. A letter to Mr. Lee from the Glynn County Board of Health outlining its requirements was read to the members.

During the course of discussion, it was noted that the proposed area contained less than five acres considered the desirable minimum by the Joint Planning Commission and that the density of development, based on plans submitted, would be approximately eleven families on two-thirds of an acre.

Some Commission members were of the opinion that it was difficult to judge the merits of the case without a scaled plot plan.

On this basis, a motion was made by Mr. Compton, seconded by Mr. Gale, and unanimously adopted to defer action on the matter until a suitable plot plan of the proposal, drawn to scale and showing all pertinent dimensions, was submitted for review.

The Planning Director was requested to consider the feasibility of regulations that would permit single trailers on individual lots on a temporary basis under the proposed new zoning ordinance.

Mr. Robert F. Whaley was present in behalf of his request for an exception from the provisions of the Glynn County Zoning Ordinance in order to permit the construction of a 24 ft. by 30 ft. commercial addition to an existing residence on property located on the northwest side of Georgia Highway 303 north of its intersection with U. S. 84. Mr. Whaley stated that the addition, proposed to be used as a grocery store, would be located on the northeast side of the residence and 13 ft. from a 50 ft. side road abutting his northeast property line.

It was pointed out that the property involved is classed as D Agricultural.

A motion was made by Mr. Gale, seconded by Mr. Compton, and unanimously adopted that the Joint Planning Commission recommend that the request for an exception be denied since it does not meet setback requirements and since it is the equivalent of a spot zoning for a commercial use, which, based on the information presented, does not appear to be justified.

As the next order of business, the Planning Commission considered a request submitted by Mrs. Frances Atwater for an exception from the provisions of the City of Brunswick Zoning Ordinance in order to permit the use of property currently zoned R-1 for a duplex. The structure, presently located on another site, would be moved to property located on the west side of Goodyear Avenue between G and E Streets.

A motion made by Mr. Compton was seconded by Mr. Gale, and unanimously adopted that, based on the information provided, the Joint Planning Commission, also acting in the capacity of the City of Brunswick Planning Board, recommend to the City Commission that Mrs. Atwater's application be denied for the reason she intends to relocate a multi-family house in a single-family residential district. It was noted that the applicant could legally move the structure to the location as a single-family residence provided that it conformed with existing City codes and ordinances.

The Planning Director pointed out that the City of Brunswick was committed to a completed and adopted new zoning ordinance prior to the submission of the Part 1 phase of Perry Park Urban Renewal Area, Project No. R-62, to the Federal government for approval. Since the Part 1 phase is scheduled for submission in the immediate future, it was apparent that the revised zoning ordinance would not be completed in time.

The Planning Director, therefore, recommended that the Joint Planning Commission officially urge the City Commission to request a time waiver from HHFA

on the completion and adoption of the City's revised zoning ordinance, in order that the City will not forfeit its eligibility for federal assistance on its Perry Park Urban Renewal Area, Project No. R-62, or other possible urban renewal programs. He then read the following draft of a proposed letter addressed to the City Commission recommending that such time waiver be requested of HHFA:

Mayor and City Commission
City of Brunswick
Brunswick, Georgia

Re: Proposed Revision of the
Zoning Ordinance and Map
for the City of Brunswick

Gentlemen:

It is our understanding that the City of Brunswick has committed itself to the completion and adoption of a completely revised Zoning Ordinance and Map prior to the time of submission of the Part 1 Loan and Grant Application for the Perry Park Urban Renewal Area, Project No. Ga. R-62.

It is our further understanding that the submission of the Part 1 report will take place within the next several weeks.

In view of the fact that the proposed revision of the City's Zoning Ordinance and Map cannot presently be completed by the time that the Part 1 is scheduled for submission, the Brunswick - Glynn County Joint Planning Commission urgently recommends that the City request a waiver on the deadline commitment for the proposed ordinance.

The Planning Commission recommends for the waiver in hopes that the Perry Park program, which is considered a vital element of the Comprehensive Plan, will not be unnecessarily delayed.

It is recognized that the local commitment has not been met, but the Planning Commission feels that progress toward completion of the new ordinance is being conscientiously pursued at the maximum possible speed. It should be pointed out that the City currently does have a zoning ordinance which is being administered and enforced with a high degree of efficiency. It is further pointed out that the Planning Commission has made every effort to encourage private builders and developers to meet the standards proposed under the new ordinance and that these efforts have met with full cooperation and success.

There are several reasons for the extensive amount of time involved in the formulation of the revised ordinance and map:

- a) Fundamental to the local rezoning program has been an effort on the part of the Planning Commission to develop and enact simultaneously identical provisions for both the City and the County. While experience is proving that it will be very difficult to make the ordinances completely identical in view of certain problems which are unique to the separate jurisdictions, still every attempt is being made to insure that similar districts and standards will apply in both areas. It is hoped that this effort will eventually lead to a single administrative and enforcement agency to service both the City and the County. Unfortunately, efforts to draft and adopt two ordinances at the same time have led to some delays and duplications which have drastically extended our estimates of the time needed to complete the project. Even more unfortunate is the fact that the City has been forced to bear the brunt of the problems resulting from the delay.
- b) In its efforts to streamline administration of the proposed ordinances, the Planning Commission had proposed certain innovations, such as the elimination of a separate Board of Appeals. The Planning Commission had hoped to serve in that capacity itself, however, legal questions have arisen with regard to this approach

which are now under consideration by both the City and County Attorneys. If the judgment of the attorneys is contrary to the wishes of the Planning Commission, major adjustments with regard to procedures, methods of review, and administrative responsibilities will have to be made in the second draft. It is proposed to adopt the new ordinances to the provisions of the 1957 State Enabling Act.

- c) Certain unexpected delays have arisen with regard to specific provisions proposed for inclusion in the new ordinances. Specifically, local interests have taken issue with those regulations drafted to pertain to sign regulation and control. The Planning Commission has been working with local sign interests and their consultant for several months now. While areas of compromise have been reached, there does not seem to be hope for solution of some of the points at issue within the immediate future. At the present time, the consultant representing the sign interests has prepared a "compromise" set of sign controls which are under review by the Planning Commission.

At the present time, the first draft of the revised Zoning Ordinance has been completed and reviewed by the Planning Commission with certain exceptions. These exceptions include all administrative and procedural matters which are now under legal review and which must be answered before a second draft can be prepared. In addition, certain special regulations, such as those dealing with signs and mobile homes, have not been completed for reasons previously mentioned. The mapping program is complete and awaits only the illustration of the boundaries of the separate districts. This will necessarily be one of the last steps before final enactment of the ordinances. The Planning Commission is scheduled to begin consideration of proposed district boundaries within the City at its next meeting. In the meantime, discussions of the proposed regulations with local civic clubs have commenced. It is our understanding that a copy of the proposed ordinance, in its present state, is on file in the Urban Renewal Regional office in Atlanta, along with a typical district map and a copy of the district key map.

In view of the work estimated to be remaining on the proposed ordinance plus the three months period required by the City for readings, hearings, and final enactment of any new law, it is recommended that the City request a waiver of not less than nine additional months beginning on July 1st, 1963, and ending March 1st, 1964.

If we can provide any additional information on this matter, we are at your service.

Sincerely,

W. Wright Parker, Vice-Chairman
Brunswick - Glynn County Joint
Planning Commission

Mr. Compton moved that the Planning Commission adopt the proposed letter which has been read in open meeting and authorize our Vice-Chairman (in the absence of Chairman Knight) to execute it.

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

Individual copies of a comparison of 1962 - 1963 estimated expenditures to the 1962 - 1963 Budget were furnished the members. The Planning Director suggested this analysis be reviewed prior to consideration of the Planning Commission's 1963 - 1964 Budget.

Planning Director Bell advised that progress was being made on the encroachment study being conducted by the State Highway Department and that he had been furnished with a listing of encroachments on U. S. Highway 17 outside the limits

of the City of Brunswick. He further advised that the list would be turned over to a specialist in the Highway Department Division office in Jesup, who in turn would give owners notice that the encroachments will have to be removed. If, after the specified time, they were not, removal will be accomplished by State Highway Department crews.

The Planning Director advised that he was in receipt of copies of a draft of sign regulations proposed for use in Glynn County by Prof. Howard Menhinick, consultant for local outdoor advertising interests. Prior to submission to the Joint Planning Commission, this draft will be reviewed by the Sign Committee of the Planning Commission, the Planning Director, the City Manager, and the County Administrator. No date for such review was set.

A letter from the Glynn County Board of Health was read. The correspondence suggested that the Planning Commission work to encourage City and County regulations X establishing standards for septic tanks and water systems for individual lots (when not in mobile home courts).

It was recommended that the Planning Director work with officials of the Board of Health in the preparation of a draft for such standards for consideration by the Planning Commission. It was further suggested that these standards could be considered for incorporation into proposed subdivision regulations or be adopted as a separate ordinance.

The Planning Director expressed concern over the apparent practice, on the part of private developers, of selling lots within a proposed subdivision in advance of final approval and recording of the subdivision plat.

Although the law says that this practice is illegal, there are indications that it is being done locally.

Mr. Gale advised that the developer can be liable in such cases, and should be so advised, when possible.

Meeting Adjourned at 11:00 A. M.