

CALLED MEETING  
THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION  
MARCH 27th, 1973  
8:30 A. M.

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PRESENT: Chairman Neal Gale, Harry I. Driggers, Wayne E. Floyd, James E. Hancock, Otto Johnson, Jr., Dorman McDonald and Cormac McGarvey

ABSENT: John Baldwin

ALSO PRESENT: Executive Director Edward H. Stelle and Deputy County Administrator William H. Dewey

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The Chairman announced that this meeting had been called for the purpose of giving consideration to a number of items of importance.

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Status of TR Temporary Residential Zonings.

The Director explained that the TR Temporary Residential Districts in the Glynn County Zoning Ordinance had expired as of January 1st, 1973, and unless further action is taken areas so zoned will automatically be classified under the appropriate One-Family Residential District. Mr. Stelle said that since the Temporary Residential Districts had become a part of the ordinance approximately 49 individual parcels had been rezoned for the temporary location of mobile homes, which now have become non-conforming uses and have a ten year period to continue, subject to specified conditions in relation to removal, repair, etc. He then pointed out on Glynn County Plate Maps a number of areas so rezoned.

The Director stated that the intent of these districts, as set forth in Subsections 719.1 and 720.1, to provide for mobile homes on a temporary basis, had served its purpose and, therefore, the Temporary Residential Districts should be terminated.

After considerable discussion, a motion was made by Mr. Johnson, seconded by Mr. Driggers and unanimously adopted to recommend to the Glynn County Commission that the provisions for mobile homes on a temporary basis as permitted uses in Section 719, TR-20 and TR-12 Temporary One-Family Residential Districts, and Section 720, TR-9 and TR-6 Temporary One-Family Residential Districts, of the Glynn County Zoning Ordinance should not be extended; concurrence to this recommendation by the Glynn County Commission would in effect make Sections 719 and 720 null and void.

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GC-2-73 D #1 and GC-2-73 D #2

and

B-2-73 A

The members next reviewed proposed amendments to the Glynn County and City of Brunswick Zoning Ordinances which would provide for mobile homes as Conditional Uses in One-Family Residential Districts when a documented hardship exists.

During the ensuing discussion, it was agreed that prior to recommendation the following changes should be made to the original drafts:

- 1) such use should be on a two year rather than a one year basis;
- 2) provision should be made for renewal in the event the hardship continues to exist; and
- 3) application procedure should be the same as that for amendments to the ordinances.

After careful consideration, a motion was made by Mr. McGarvey, seconded by Mr. Floyd and unanimously adopted to recommend to the Glynn County Commission the following amendment to the Glynn County Zoning Ordinance identified as GC-2-73 D #1:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

Section 701. R-20, R-12, M-20, and M-12 One-Family Residential Districts

is amended by deleting in its entirety Subsection 701.3, Conditional Uses, as follows:

701.3 Conditional Uses. The following uses shall be permitted in any R-20, R-12, M-20 or M-12 Zoning District on a conditional basis, subject to conditions set forth in Section 904:

- a) Public utility substation or sub-installation, including water towers, provided that
  - 1) such use is enclosed by a painted or chain-link fence or wall at least six (6) feet in height above finish grade,
  - 2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises and
  - 3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.

- b) Temporary use in compliance with the provisions of Section 905.

and in lieu thereof inserting a new Subsection 701.3, Condition Uses, to read as follows:

701.3 Conditional Uses.

- a) The following uses shall be permitted in an R-20 or R-12 Zoning District on a conditional basis, subject to conditions set forth in Section 904.
- 1) Public utility substation or sub-installation, including water towers, provided that 1) such use is enclosed by a painted or chain-link fence or wall at least six (6) feet in height above the finish grade, 2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and 3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
  - 2) Mobile Home on a two (2) year basis, at the discretion of the County Commission, when a documented hardship exists, provided such use meets all other requirements of Section 701. Application procedure shall be the same as that for amendments to the Ordinance. Renewals may be obtained for an additional two (2) year period, at the discretion of the Building Official, if the hardship continues to exist.
  - 3) Temporary use in compliance with the provisions of Section 905.
- b) The following uses shall be permitted in an M-12 Zoning District on a conditional basis, subject to conditions set forth in Section 904:
- 1) Public utility substation or sub-installation, including water towers, provided that 1) such use is enclosed by a painted or chain-link fence or wall at least six (6) feet in height above finish grade, 2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and 3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
  - 2) Temporary use in compliance with the provisions of Section 905.

and

the following amendment identified as GC-2-73 D #2:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

Section 702. R-9, R-6, M-9 and M-6 One-Family Residential Districts.

is amended by deleting in its entirety Subsection 702.3, Conditional Uses, as follows:

702.3 Conditional Uses. The following uses shall be permitted in any R-9, R-6, M-9 or M-6 Zoning District on a conditional basis, subject to conditions set forth in Section 904:

- a) Public utility substation or sub-installation, including water towers, provided that 1) such use is enclosed by a painted or chain-link fence or wall at least six (6) feet in height above finish grade, 2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and 3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
- b) Temporary use in compliance with the provision of Section 905.

and in lieu thereof inserting a new Subsection 702.3, Conditional Uses, to read as follows:

702.3 Conditional Uses.

- a) The following uses shall be permitted in an R-9 or R-6 Zoning District on a conditional basis, subject to conditions set forth in Section 904:
  - 1) Public utility substation or sub-installation, including water towers, provided that 1) such use is enclosed by a painted or chain-link fence or wall at least six (6) feet in height above finish grade, 2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and 3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
  - 2) Mobile Home on a two (2) year basis, at the discretion of the County Commission, when a documented hardship exists, provided such use meets all other requirements of Section 702. Application procedure shall be the same as that for amendments to the Ordinance. Renewals may be

obtained for an additional two (2) year period, at the discretion of the Building Official, if the hardship continues to exist.

- 3) Temporary use in compliance with the provisions of Section 905.
- b) The following uses shall be permitted in an M-9 or M-6 Zoning District on a conditional basis, subject to conditions set forth in Section 904:
  - 1) Public utility substation or sub-installation including water towers, provided that 1) such use is enclosed by a painted or chain-link fence or wall at least six (6) feet in height above finish grade, 2) there is neither office nor commercial operation nor storage of vehicles or equipment on the premises, and 3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
  - 2) Temporary use in compliance with the provisions of Section 905.

A motion was then made by Mr. Floyd, seconded by Mr. McGarvey and unanimously adopted to recommend to the City Commission the following amendment to the City of Brunswick Zoning Ordinance identified as B-2-73 A #1:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

Section 701. R-9 One-Family Residential District.

is amended by adding a new Paragraph g) to Sub-section 701.3, Conditional Uses, as follows:

- g) Mobile Home on a two (2) year basis, at the discretion of the City Commission, when a documented hardship exists, provided such use meets all other requirements of Section 701. Application procedure shall be the same as that for amendments to the Ordinance. Renewals may be obtained for an additional two (2) year period, at the discretion of the Building Official, if the hardship continues to exist.

and

the following amendment identified as B-2-73 A #2:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

Section 702. R-6 One-Family Residential District.

is amended by adding a new Paragraph g) to Sub-section 702.3, Conditional Uses, as follows:

- g) Mobile Home on a two (2) year basis, at the discretion of the City Commission, when a documented hardship exists, provided such use meets all other requirements of Section 702. Application procedure shall be the same as that for amendments to the Ordinance. Renewals may be obtained for an additional two (2) year period, at the discretion of the Building Official, if the hardship continues to exist.

GC-2-73 B:

Next discussed was a proposed amendment to the Glynn County Zoning Ordinance with respect to the height of pylon signs in Commercial and Industrial Districts, particularly in FC Freeway Commercial Districts.

During review of this proposed amendment, the members were in agreement that prior to recommendation the following changes should be made:

- 1) that the existing 25 ft. height limitation should be increased to 35 ft.;
- 2) that the 75 ft. limitation for pylon signs in FC Freeway Commercial Districts as suggested in the draft of this proposed amendment should be eliminated; and
- 3) that the above 35 ft. limitation not apply in FC Freeway Commercial Districts and that there be no height limitation in these Districts except that pylon signs not interfere with any airport approach zone.

After careful study, a motion was made by Mr. Driggers, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission the following proposed amendment:

PROPOSED AMENDMENT TO THE TEXT  
OF THE  
GLYNN COUNTY ZONING ORDINANCE

Section 811. Signs Permitted in Commercial and Industrial Districts.

is amended by striking in its entirety Paragraph c) of Subsection 811.1, Permitted Signs and Conditions, as follows:

- c) Commercial or industrial uses located on major streets or controlled access thoroughfare in commercial or industrial districts may include as part of their total permitted sign area one (1) business identification pylon sign which shall be erected so that no portion of the sign shall be less than ten (10) feet back from the street right of way line. Said pylon sign may not be more than twenty-five (25) feet high.

and in lieu thereof adding a new Paragraph c) under Subsection 811.1, Permitted Signs and Conditions, to read as follows:

- c) Commercial or industrial uses located on major streets or controlled access thoroughfares in commercial or industrial districts may include as part of their total permitted sign area one (1) business identification pylon sign which shall be erected so that no portion of the sign shall be less than ten (10) feet back from the street right of way line. Said pylon sign may not be more than thirty-five (35) feet high. This provision shall not apply in FC Freeway Commercial Districts, provided said pylon sign shall not interfere with any airport approach zone.

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"701" Planning Grant Availability.

The Director explained that he had been notified by the Coastal Area Planning and Development Commission that there is a HUD "701" Planning Grant available to the Commission in fiscal 1974 for the preparation of a Community Facilities Analysis and Capital Improvement Budgeting. There is \$3,000.00 available from HUD which will have to be matched by \$1,000.00 local funds as the HUD program is a 75% Federal and 25% local matching program.

After discussion, a motion was made by Mr. Floyd, seconded by Mr. McDonald and unanimously adopted that the Planning Commission inform the Coastal Area Planning and Development Commission of its intent to participate in the subject "701" study in an amount not to exceed \$1,000.00 or in kind.

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Mr. William H. Dewey, Deputy Administrator of Glynn County, asked to be heard. He discussed the need to provide the County Building Official more assistance to enable that department to better be able to carry out their official duties in the realm of inspections.

After discussion, a motion was made by Mr. Johnson, seconded by Mr. Floyd and unanimously adopted instructing the Director to relate to the County Commission the feelings of the Planning Commission as to the importance of the Building Official's activities and ask for increased support of that department's functions.

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MEETING ADJOURNED AT 9:30 A. M.