

REGULAR MEETING
FEBRUARY 2nd, 1965
8:30 A. M.

PRESENT: Chairman M. A. Knight, James D. Compton, C. J. Dubs,
Cormac McGarvey and W. Wright Parker
ABSENT: Fred T. Davis, Neal Gale and R. F. D. Paulk
ALSO PRESENT: Planning Director Frederick K. Bell

The regular meeting for February 1965 was commenced on February 2nd, 1965, and continued to and completed on February 4th, 1965.

Upon a motion made by Mr. Compton and seconded by Mr. McGarvey, the minutes of the regular meeting held on January 12th, 1965, were approved.

B-2-65.

At the request of the Commissioners of the City of Brunswick, consideration was given to a change in the zoning classification, from GR Residential to HC Commercial, for that area bounded on the north by K Street, on the east by Putnam Street, on the south by J Street, and on the west by Colson Street under the new zoning ordinance.

Although the area is almost exclusively residential in character, it was noted that it was zoned for commercial purposes under the old ordinance and it is understood that certain people had purchased property and have plans for commercial construction based on the old zoning classification. It was the feeling of the members that residents of the area should be given an opportunity to express themselves and, if they oppose such a commercial rezoning, that it should not be granted.

After consideration, motion was made by Mr. Dubs, seconded by Mr. Compton, and unanimously adopted that the City Commission be advised that the Planning Commission would look with favor on the rezoning of the area involved from GR Residential to HC Commercial provided a public hearing is held and provided that there is not substantial opposition to a commercial rezoning.

GC-3-65.

Mr. John Yates was present in support of his request for the rezoning, from Class D Agricultural to Class E Business, of approximately 10 acres fronting 238 ft. on the east side of Glynn Avenue, just north of the City Limits. Mr. Yates stated that a rezoning is being sought in order that he might construct a package store on the property. He further said he had made application to the County Commission for securing a liquor license, and that no other use was proposed for the 10 acre tract at this time.

It was generally felt that 10 acres was an excessive amount of land for a package store.

After study, a motion was made by Mr. Compton to recommend approval of the

rezoning, from Class D Agricultural to Class E Business, for the purpose of erecting a package store, that portion of the affected tract fronting 430 ft. on the east side of U. S. 17 to a depth of 150 ft., subject to the following conditions:

1. that a public hearing be held; and
2. that the applicant is granted a license to operate a package store by the County Commission;

and, further, that the remainder of the tract not be recommended for rezoning at this time.

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

GC-4-65.

Next considered was a request for an exception to permit a storage building on approximately 6 acres fronting 309.70 ft. on the east side of U. S. 341 at a point 719.5 ft. north of an abandoned ACL right of way. The applicant, Mr. Woodrow Sapp, was present and stated that, if granted the exception, he proposed to construct a 40 ft. by 60 ft. stock steel building on his property for the storing of his well driving equipment and materials. He further said that previously such a request had been approved by the Glynn County Planning Board but that this approval had expired. Mr. Sapp stated that he had been to considerable expense in filling the property and it was his intention to landscape the proposed building with palm trees.

He said that his present storage area was in the Perry Park Urban Renewal area and that he would soon have to move.

It was noted that there would probably be opposition to the proposal by residents of the surrounding area.

After consideration, a motion was made by Mr. Compton, seconded by Mr. McGarvey, and unanimously adopted to recommend approval of the location of a 40 ft. by 60 ft. storage building on the affected property as an exception in a Class D Agricultural District, subject to the following conditions:

1. that a public hearing be held;
2. that the building be located no closer than 200 ft. to the eastern right of way line of U. S. 341; and
3. that the building be located no closer than 100 ft. to a line intersecting and perpendicular to the southernmost point of the northern property line.

GC-5-65.

Messrs. J. H. Ringeling, Ray McDonough, and Earl Troubaugh, applicants, were present in behalf of a mobile home park proposal. The property involved abuts and is to the rear of Twin Courts Motel on the west side of U. S. 17, immediately north of Glynco entrance, and contains approximately 14 acres. Present zoning on the tract is Class D Agricultural.

Plans submitted revealed 90 spaces, each approximately 30 ft. by 75 of 80 ft., with a recreation area. The applicants stated that water would be

furnished by the present Twin Courts system and that septic tanks would be utilized. They further stated that development would be in increments with 40 spaces in the first stage. They said that the interior streets would be paved, and that a swimming pool already existed at the Twin Courts Motel.

After deliberation, a motion was made by Mr. Compton, seconded by Mr. Parker, and unanimously adopted to recommend approval of the requested exception for the installation of a mobile home park on the subject property, subject to the following conditions:

1. that drainage and street patterns are approved by the County Engineer;
2. that the mobile home court meets the minimum specifications required for a 3-star rating under National Mobile Home Association requirements;
3. that interior streets and driveways be paved at such time as the facility is open for operation;
4. that the plans be submitted to the Board of Health for approval of the proposed water and sewer systems, as well as other factors relating to proper environmental sanitation; and
5. that a public hearing be held.

GC-6-65.

The Planning Commission next reviewed a request for a mobile home park on approximately 14 acres located in a Class D Agricultural District. The property in question fronts 1,577.37 ft. on the east side of U. S. 17, 160 ft. north of the Glynco drainage ditch, with an average depth of 600 ft.

The applicants, Messrs. Jere Newton and J. H. Ringeling, presented plans of the proposal and stated that the development would contain 110 units (average of 50 ft. by 120 ft.), streets would be paved, water would be furnished by a private system and sewer facilities by either septic tanks or a private package plant. They said that their present plans call for development of the entire area but that there was a possibility of opening the area in two stages. They further stated that the layout, street pattern, and lot sizes had been so designed that it could be converted into a subdivision.

It was noted that a 120 ft. by 320 ft. park area was provided for the court. It was brought out that if the area were converted into a subdivision that a dedicated park area, or money in lieu thereof, would be required. This would have to be taken care of if and when such a conversion was made.

After study, a motion was made by Mr. Compton, seconded by Mr. Dubs, and unanimously adopted to recommend approval of the request, subject to the following conditions:

1. that drainage and street patterns are approved by the County Engineer;
2. that the mobile home court meets the minimum specifications required for a 3-star rating under National Mobile Home

Association requirements;

3. that interior streets and driveways be paved at such time as the facility is open for operation;
4. that the plans be submitted to the Board of Health for approval of the proposed water and sewer systems, as well as other factors relating to proper environmental sanitation;
5. that the plat submitted to the County Planning Board for review be properly platted to show individual trailer site boundary lines at the dimensions of 50 ft. by 120 ft. and that a copy of such plat be furnished to the Joint Planning Commission for its files; and
6. that a public hearing be held.

GC-7-65.

Messrs. A. Durham and J. H. Ringeling, applicants, were present for a review of a mobile home subdivision plat and a request for an exception to permit same in a Class D Agricultural District. The subject property lies 1,117.97 ft. east of U. S. 17 immediately north of Glynco drainage ditch, and contains approximately 8.26 acres. Entry to the property is a 50 ft. roadway paralleling the Glynco ditch.

The applicants stated that the 40 lots proposed, containing 6,000 sq. ft. each, would be for sale, rather than for rent. In addition, streets would be paved and water and sewer furnished through private systems. The development was proposed to be accomplished in one stage. They said that they would prefer to contribute cash in lieu of a dedicated park area.

It was noted that a marina had been approved for the same tract of land owned by the applicants in 1963. Applicants stated that they still intended to build the marina.

After consideration, a motion was made by Mr. Dubs, seconded by Mr. McGarvey, and unanimously adopted to recommend approval of the request for an exception, subject to the following conditions:

1. that drainage and street patterns are approved by the County Engineer;
2. that the mobile home court meets the National Mobile Homes Association's minimum specifications for 3-star rating;
3. that the plans be submitted to the Board of Health for approval of proposed water and sewer systems, as well as other factors relating to proper environmental sanitation; and
4. that a public hearing be held;

and, further, to recommend approval of the proposed mobile home subdivision plat, subject to the above and the following conditions:

1. that a plat be submitted in proper form to the Joint Planning Commission with the proper signature blocks, a subdivision name, a street name, and other information required for recorded plats in Glynn County;
2. the Planning Commission also requests that efforts be made to

provide a more suitable access into the property through the elimination of two 90° corners on the west side of the subdivision; and

4. that the developer contribute \$413.00, based on evaluation of the property at \$1,000.00 per acre, to meet the park requirements of the County Zoning Ordinance; it being recommended that the developer pay cash, rather than contribute land; the area in the subdivision being 8.26 acres, 5% was figured to be .413 acres.

GC-8-65.

Next considered was a request for an exception from the requirements of Class D Agricultural in order to permit the installation of a mobile home park on property fronting 585 ft. on the east side of Willow Road, approximately 600 ft. north of Cate Road, with an approximate area of 5.1 acres. The request was submitted by Mr. E. L. Powers, who was unable to appear. Mr. Bill Williams of E-Z Living Homes was present for this review.

Plans for the proposal revealed 51 mobile home sites, each 40 ft. by 80 ft. It was indicated that the streets would be paved 18 ft. in width. A deep well and septic tank system were proposed for the park.

It was noted that two dead-end streets existed on the proposal.

After study, a motion was made by Mr. Dubs, seconded by Mr. McGarvey, and unanimously adopted to recommend approval of the exception, subject to the following conditions:

1. that drainage and street patterns are approved by the County Engineer;
2. that the mobile home court meets the minimum specifications required for a 3-star rating under National Mobile Home Association requirements;
3. that interior streets and driveways be paved at such time as the facility is opened for operation;
4. that the plans be submitted to the Board of Health for approval of the proposed water and sewer systems, as well as other factors relating to proper environmental sanitation;
5. that cul-de-sacs be provided at the termination of the two dead end streets and/or that a loop system be provided to insure proper interior traffic circulation, and that the plans be revised to reflect this change and that a copy of such revised plans be submitted to the Joint Planning Commission for its records; and
6. that a public hearing be held.

GC-9-65.

It was noted that no one was present in support of a rezoning request, submitted by Mr. H. A. Webster, Jr., proposing the use of a site fronting 300 ft. on the east side of U. S. 341, north of Seaboard Construction Company's asphalt plant, for warehouse, retail store, and bulk feed facilities.

By common consent, it was determined that this item be deferred until such time as the applicant, or someone representing him, appear on behalf of the request.

Harbor Estates Subdivision (for mobile homes).

Mr. J. H. Ringeling submitted, on behalf of himself, and Messrs. Ray McDonough and Earl Troubaugh, a sketch plan of a proposed mobile home subdivision, to be known as Harbor Estates. The property involved is located on the east side of U. S. 17, 2 miles north of the Glynco entrance.

It was noted that the 27 acre tract had been laid out, using the cluster technique, for 83 lots containing 10,000 sq. ft., more or less, each.

It was also noted that the main access streets were 50 ft. in width, but that the entrance lanes into the clusters were only 30 ft. wide with 60 ft. diameter cul-de-sacs. The question arose as to whether streets of this width would be accepted by the County, as well, whether ownership could remain as private driveways for the purchasers in the development.

The Commission recommended that, if the rights of way were to be less than County minimums, that they be retained in private ownership. It further suggested that the applicants contact the County Commission regarding their views on the proposed street widths.

After consideration, a motion was made by Mr. Compton, seconded by Mr. Dubs, and unanimously adopted that the Planning Commission express itslef in favor of the tentative plan, as submitted, with the recommendation that the plat be resubmitted in more detail for further review, with accompanying plans for utility systems and other information required for subdivision processing, and, further, that streets and drainage, and water and sewer plans be reviewed and approved by the County Engineer and Board of Health, respectively, prior to resubmission of the plat.

Individual copies of "Résumé of Zoning and Subdivision Activities, 1964" were distributed to the members.

Upon a motion made by Mr. Parker, seconded by Mr. Dubs, and unanimously adopted, the meeting of Tuesday, February 2nd, 1965, was adjourned until Thursday, February 4th, 1965, at 8:30 a.m.

The continued meeting of February 4th, 1965, was adjourned at 10:15 a.m.
