

REGULAR MEETING

MAY 10th, 1966

8:30 A. M.

PRESENT: Chairman W. Wright Parker, James D. Compton, Fred T. Davis,
Neal Gale, Otto Johnson, Jr., M.A. Knight and R. F. D. Paulk

ABSENT: Cormac McGarvey

ALSO PRESENT: City Manager J. E. Hulse, Jr., County Administrator Howard J.
Sears and City Building Official Warren Hansen

The minutes of the regular meeting held on April 11th, 1966, and the quarterly planning session held on April 26th, 1966, were approved upon a motion made by Mr. Compton and seconded by Mr. Gale.

GC-26-66.

Messrs. R. F. D. Paulk and J. H. Ringeling were present in behalf of a request, submitted by Windward Estates, Inc., for the rezoning of an irregularly shaped tract containing approximately 2.51 acres. The property involved fronts 494.86 ft. on the west side of Altama Avenue and is bounded on the south by the Resurrection Lutheran Church and on the north by the new Glynn County elementary school.

Mr. Paulk stated that a rezoning on the property, from R-12 to HC Highway Commercial, is being sought in order that it might be utilized for commercial purposes, possibly a restaurant and offices. Mr. Paulk noted that, although the property abutting the tract is not commercial in nature, the property directly across Altama Avenue is in an HC Highway Commercial classification. He added that Windward Estates, Inc., would in the near future submit an application for the rezoning of the property lying to the west of the subject tract from R-12 Residential to GR General Residential so that apartments might be constructed.

It was brought out to the members' attention that commercial zoning does not exist on the west side of Altama Avenue north of Cypress Mill Road, except for a small tract near the Chapel Crossing Road and a small tract abutting the northwest corner of the Cypress Mill Road - Altama Avenue intersection.

Interstate Highway 95 Alternate Route within this area is expected to intersect Altama Avenue approximately 2,000 ft. south of the Windward Estates tract. In view of the anticipated number of commercial improvements that will be proposed for property in the vicinity of this intersection, the members determined that if commercial zoning is applied to the west side of Altama Avenue it should not extend any further northward than to the new Glynn elementary school property. Such a boundary would protect future residential development on the west side of Altama and north of the school site from commercial encroachment.

Mr. Compton pointed out that this property could well fall within the scope of the study being made by Eric Hill Associates, Inc., with respect to I-95 interchanges and its access roads.

A motion was made by Mr. Knight and seconded by Mr. Davis to recommend to the Glynn County Commission the rezoning of the subject property, which lies south of the elementary school property, from R-12 Residential to HC Highway Commercial.

Voting Aye: Messrs. Davis, Gale, Johnson and Knight.

Voting Nay: Mr. Compton.

Abstaining from Voting: Mr. Paulk.

The Chairman declared the motion carried.

GC-30-66.

Mr. J. H. Ringeling, acting as agent for the owner, Mr. Robert Wilcox, was present in behalf of a request for the rezoning, from RR Resort Residential and R-12 Residential to HC Highway Commercial, of a tract known as the "19th Hole Club" property. The subject tract, of irregular shape and containing approximately 2.32 acres, fronts 159 ft. on the north side of Hamilton Road at its intersection with Demere Road with an approximate depth of 386 ft.

It was brought to the members' attention that the existing private club located on the property is a conditional use in this RR Resort Residential zoned area and, therefore, did not require a rezoning to conform its use to the present Glynn County Zoning Ordinance.

Mr. Ringeling indicated that an HC Highway Commercial zoning is being sought in order that the owner might obtain financing for proposed expansion to the club.

Mr. Compton stated that any expansion of the existing use of the property would not require a rezoning and he could not see any merit to the requested rezoning. Mr. Compton added that more and detailed justification for the requested rezoning should be presented prior to the Joint Planning Commission making any recommendation.

A motion was made by Mr. Compton, seconded by Mr. Gale and unanimously adopted to defer action on the subject request until such time as the owner of the property can be in attendance to present his reasons for seeking the requested rezoning.

At 9:00 A. M., Chairman A. A. Alaimo, Chairman of the Glynn County Commission, and County Commissioners M. A. Copeland, James D. Paulk and Alton J. Wooten, County Administrator Howard J. Sears, and County Attorney Edward B. Liles, met with the Joint Planning Commission. The purpose of this joint meeting of the two commissions was to hold a general discussion in relation to provisions of the County's new Zoning Ordinance as it applies to mobile homes and to exchange views with respect to individual mobile homes being permitted on individual lots in districts other than FA Forest - Agricultural and Mobile Home Districts, the two districts in which they are allowed in the ordinance. Also to be considered was the rezoning of more land within the urban areas in the County to FA Forest - Agricultural.

At the beginning of the discussion by the two commissions, a large delegation of mobile home owners and dealers appeared to voice their opinions and proceeded to consume the hour allotted for this joint meeting.

As a result, it was determined that a special meeting be held jointly with the two commissions and a committee appointed by the mobile home owners and dealers. This meeting was scheduled for May 24th, 1966, at 8:30 A. M., in the Planning Commission's meeting room. The delegation designated H. Seaman Bloodworth and Tom Horton, dealers, H. M. Manning, J. F. Cooper and Mrs. Melvin Williamson, owners, and John Manley, Secretary of the Georgia Mobile Homes Association, to serve on their committee.

GC-31-66.

A communication from County Building Inspector W. B. Wright was read. In his letter Mr. Wright had requested the Joint Planning Commission to study and make recommendation on a request to him initiated by Dr. W. H. Tailer, on behalf of the Darien - McIntosh County Chamber of Commerce, for permits to erect seven "Burma Shave" type signs on the east side of U. S. Highway 17 North approaching the South Atlamaha River. Dr. Tailer's written request, also read to the members, described the signs, proposed to promote historic, scenic and other sights of interest in McIntosh County and which would be placed at 100 ft. to 125 ft. intervals, as being 40 inches wide and 8 inches high with two rows of 3 inch high lettering.

The members determined that, although the request was initiated by a semi-public organization, the intent and purposes of sign regulations contained in the Glynn County Zoning Ordinance would be defeated by any deviation, through amendment to the ordinance, that would permit the erection of "Burma Shave" type signs.

As a result of this determination, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to recommend to the Glynn County Commission that no change be made in the sign regulations of the Glynn County Zoning Ordinance that would permit the erection of any sign of this type.

GC-32-66-JPC.

It was brought to the members' attention that, as a result of unintentional omission made in the preparation of the plates for the Glynn County Zoning Ordinance, no provision had been made for the southern boundary for the FA Forest - Agricultural District shown on Plate 47 and no provision had been made for a zoning classification on a portion of Harrington Subdivision shown on Plate 60.

After study, a motion was made by Mr. Compton, seconded by Mr. Davis and unanimously adopted to recommend to the Glynn County Commission amendments to Plate 47 and Plate 60 of the Glynn County Zoning Ordinance as follows:

1. Amendment to Plate 47 to reflect the southern boundary for the FA Forest - Agricultural District shown on this plate as being the southerly right of way line of that portion of Frederica Road running approximately 2,300 ft. northerly and westerly from the northwesternmost corner of the Harrington Subdisision near the junction of Frederica Road with Couper Road.
2. Amendment to Plate 60 to reflect an R-6 Residential District zoning classification on that portion of Harrington Subdivision shown in the upper right hand corner of this plate as abutting the easterly right of way line of Frederica Road and the southerly right of way line of South Harrington Road.

It was brought to the members' attention that subdivision plats after receiving a recommendation for approval by the Planning Commission could be altered and changed prior to review by the City of County Commission.

In an effort to forestall any such revision, it was determined that stamps be obtained for application upon the original plat recommended by the Joint Planning Commission for final approval. The stamp, in essence, is to indicate

approval of the plat and the date of approval thereof, and is to be affixed to the copy of the plat retained by the Joint Planning Commission and to the copy of the plat to be forwarded to the applicable Commission, as well as to the original.

The Planning Commission next interviewed Mr. Darrell W. Wilkes for the position of Planning Technician. Mr. Wilkes stated that at present he is a student at the Brunswick Junior College but that, if his application is acted upon favorably, he would continue his education by attending night classes at the college. He also said that until the current college quarter is over around May 27th he would be able to work from 2 to 4 hours perday and that after that time he would be able to work full time.

It was deemed adviseable that Mr. Wilkes work with Mr. Thompson, the Planning Technician and Acting Planning Director, as much as possible prior to June 14th, Mr. Thompson's last day with the Planning Commission, in order that he might be familiarized with the position and its duties.

A motion was made, seconded by Mr. Davis and unanimously adopted that Mr. Darrel W. Wilkes be offered the position of Planning Technician on a trial basis through May 31st, 1966, with compensation of \$1.50 per hour (to be charged against Code 1504, Temporary Personnel) plus an automobile allowance of 10¢ per mile when on official business (to be charged against Code 1527, Contingencies), and, further, that if he proved satisfactory during this time he be employed on a full time basis with compensation of \$70.00 per week (to be charged against Code 1503, Planning Technician) plus an automobile allowance to be determined at a later date.

The members were furnished with individual Xerox copies of the Glynn County Zoning Ordinance. It was determined that these copies would be retained in the office and be distributed at each meeting for use by the members regarding matters relating to rezoning applications, etc., in the County area.

The Acting Planning Director advised the Planning Commission that the written proposal by Eric Hill Associates, Inc., for making a special study with recommendations pertaining to land use, setbacks, and other needed standards for the protection of areas contiguous to interchanges and access roads for Interstate Highway 95 in Glynn County had been received and properly executed by the Chairman and Vice-Chairman. He further advised that the firm would hold a presentation and discussion meeting with the Planning Commission after which it would prepare a final report containing a summary of findings and final draft recommendations for revisions, changes, additions to provisions of the existing ordinance, and maps illustrating their final recommended changes with zoning district boundaries. The time for study completion, i.e., one month after receipt of agreement to commence, is estimated to be the early part of June, 1966.

GC-29-66.

The members were advised that the applicant, Mr. A. Jarvis Wood, had requested deferral to a later date of his request for the rezoning, from GR General Residential to LC Local Commercial, of Lots 19 and 20 in Block A of

Washington Square Subdivision.

Meeting Adjourned at 11:30 A. M.