

JOINT MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION  
with  
COMMISSIONERS ROADS AND REVENUE, GLYNN COUNTY  
and  
COMMITTEE OF MOBILE HOME OWNERS AND DEALERS

MAY 24th, 1966

8:30 A. M.

---

PRESENT:

From the Brunswick - Glynn County Joint Planning Commission:

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

From the Commissioners Roads and Revenue, Glynn County:

Chairman A. A. Alaimo and Commissioners M. A. Copeland,  
James D. Paulk and Alton J. Wooten

From the Committee of Mobile Home Owners and Dealers:

ALSO PRESENT: H. Seaman Bloodworth and Tom Horton, Dealers, J. F. Cooper,  
H. M. Manning and Mrs. Melvin Williamson, Owners, Jerrell T.  
Hendrix, attorney for the Committee, and Edward Gill,  
representative from the Georgia Mobile Homes Association

ALSO PRESENT: County Administrator Howard J. Sears, Joe Drawdy and Jim  
McCullough

ABSENT:

From the Brunswick - Glynn County Joint Planning Commission:

Neal Gale and Cormac McGarvey

From the Commissioners Roads and Revenue, Glynn County:

Commissioner W. G. (Jack) Moran

---

Chairman Parker announced that the basic reason of the meeting was for the purpose of study and discussion with respect to the provisions of the Glynn County Zoning Ordinance as it applies to mobile homes being permitted on individual lots, particularly those existing on the effective date of the Glynn County Zoning Ordinance.

Mr. Jerrell T. Hendrix, attorney for the Committee of Mobile Home Owners and Dealers, submitted the following as proposed by the Committee:

1. The rezoning of Blythe Island in its entirety, excepting therefrom restricted subdivisions, to permit the occupancy of mobile homes on individually owned lots.
2. The rezoning of that portion, of all of that portion, of Glynn County North of Crispen Boulevard and bounded on the East by NAS Glynco and running Westward to the Glynn County Line, to permit the occupancy of mobile homes on individually owned lots.
3. To permit the occupancy of mobile homes on individually owned lots in all of that portion of Glynn County lying North of the Glynco traffic light, being bounded on the West by NAS Glynco and on the East by the marshlands.
4. To permit any one desiring to live in a mobile home, to place this mobile home on any tract of land which they might own and provided said tract of land is within the aforesaid areas subject to rezoning and provided further, that mobile homes constitute fifty percent of the total number of residences and provided further that adjoining property owners do not object. In order to determine what property owners would be considered as adjoining property owners, the standard to be used as follows: All property owners whose land lies within one thousand feet of the tract of land on which the mobile home is to be placed. In order to measure the aforesaid one thousand feet, begin in the center of the tract of land on which the mobile home is to be placed and measure one thousand feet therefrom in all directions.
5. All mobile home owners must be required to observe the same set back requirements, lot sizes, etc., as conventional type homes, and further that a

curtain wall or skirts, or other suitable screen be provided by the owner of said mobile home and said screen to be attached to the bottom of the said mobile home and extend to the ground, in order to insure that there remains no open space between the mobile home and the surface of the ground.

6. All mobile homes occupying the same lot for a full one calendar year, continuously, should have the wheels removed, placed in a permanent type foundation, and thereafter considered as any other real property, for all purposes.

7. The present five year restriction on existing uses, as contained in the present County Zoning Ordinance, be stricken and completely inapplicable, so far as mobile homes are concerned.

8. That the present procedure requiring the payment of costs in the sum of \$50.00, in order to obtain a review of the denial for a permit to move or place a mobile home anywhere in the afforesaid proposed rezoned areas, be omitted.

9. All mobile home units must be required to meet the requirements of the present building Code of Glynn County, the same as all other conventional type homes.

A general discussion followed on each of the above items.

The point was stressed that in the effort to find some means of relief for owners of mobile homes on individual lots the intent of the Glynn County Zoning Ordinance, i.e., that zoning is for the benefit of the community as a whole rather than for the individual, should not be jeopardized.

As a result of the discussion, it was determined by all concerned that the matter was not one that could be instantly resolved but would require a thorough and detailed study, with each aspect being considered on its own merits. Although the committee was anxious for a solution to be reached quickly, it was brought out that the preparation of the County's Zoning Ordinance had taken a considerable number of years and that any such major changes that might be made in this respect definitely could not be effectively accomplished without being given every consideration. This, it was agreed, would take considerable time and study by the Joint Planning Commission.

---

GC-22-66.

The Planning Commission, at the request of the Glynn County Commission, again reviewed a request for rezonings as submitted by Elliott Robinson and Albert F. Shelander. Mr. Robinson and his attorney, Mr. Joseph A. Whittle, were present for this reconsideration on this date. The applicants' original request was for rezonings on an irregularly shaped tract, containing approximately 50 acres, abutting the east side of Altama Avenue and lying south of Kensington Park Subdivision, the said tract being divided into two separate parcels with separate rezoning requests as follows:

Parcel No. 1: Property fronting approximately 1,271.57 ft. on the east side of Altama Avenue to a depth of 600 ft., containing approximately 17.5 acres; this parcel was being requested for rezoning from R-12 Residential to HC Highway Commercial.

Parcel No. 2: Property abutting the easterly line of the property described as Parcel No. 1 above, containing approximately 32.5 acres; this parcel was being requested for rezoning from R-12 Residential to R-9 Residential.

This request was considered at the Joint Planning Commission's meeting of April 12th, 1966, at which time the Joint Planning Commission recommended to the County Commission that both Parcel No. 1 and Parcel No. 2 be rezoned to R-9 Residential with the exclusion of an oblong tract located at the northeasternmost

point of Parcel No. 2. This oblong tract would thereby retain its R-12 Residential zoning classification.

A public hearing was held by the Glynn County Commission on the original request on May 10th, 1966. At that time, objections were voiced by property owners in Country Club Park Subdivision to a rezoning from R-12 to R-9 of the property abutting that subdivision. Also voiced were objections from owners of property in the Kensington Park Subdivision, immediately north of Parcel No. 1, to a rezoning from R-12 Residential to HC Highway Commercial as requested by the applicants.

At the County Commission's meeting and public hearing, Mr. Whittle advised that his clients would be will to reduce the depth of Parcel No. 1, requested for HC Highway Commercial rezoning, from 600 ft. to 300 ft., to provide a 300 ft. buffer adjacent to Kensington Park Subdivision with a suggested GR General Residential rezoning, and to retain the R-12 Residential zoning on that portion of Parcel No. 2 abutting Country Club Park Subdivision to a depth of 300 ft.

As a result, the County Commission referred the matter back to the Joint Planning Commission for consideration of the original request as amended by the applicants.

At its meeting this date, the Joint Planning Commission reviewed this amended request. Mr. Robinson advised that he had brought out Mr. Shelander's interest in the property involved. During discussion, Mr. Robinson proposed a final modification to his request to the extent that he was seeking a rezoning from R-12 Residential to GR General Residential on that portion of Parcel No. 1 extending 1,055 ft. northward from the southwesternmost corner of Parcel No. 1 with a depth of 300 ft., that the portion of Parcel No. 2 extending 400 ft. westward from the westerly line of Country Club Park Subdivision (including the oblong tract above mentioned) retain its existing R-12 Residential zoning classification, and that the remainder of Parcels No. 1 and 2 be rezoned from R-12 Residential to R-9 Residential.

After discussion, a motion was made by Mr. Davis, seconded by Mr. Compton and unanimously adopted that the modified request, as proposed by Mr. Robinson and outlined in the preceding paragraph, be recommended for approval to the Glynn County Commission.

---

Meeting Adjourned at 11:30 A. M.