

REGULAR MEETING

JUNE 9th, 1966

8:30 A. M.

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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: County Administrator Howard J. Sears

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The minutes of the regular meeting held on May 10th, 1966, and the joint meeting (with the Commissioners Roads and Revenue of Glynn County and the Committee of Mobile Home Owners and Dealers) held on May 24th, 1966 were approved upon a motion made by Mr. Gale and seconded by Mr. Davis.

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Two representatives of the Georgia Department of Industry and Trade, Mr. Stanley S. Kidwell, Jr., Chief of Regional Planning, and Mr. Cliff Woodard, were present to discuss with the members the Coastal Area Planning and Development Commission's proposed staff merger with the Joint Planning Commission. Mr. Kidwell pointed out that three combination area - local commissions are in operation in Georgia at the present with two others being considered. Mr. Kidwell indicated that the Coastal Area's proposed merger would result in that commission being able to obtain additional funds from the State, which would enable them to employ a professional planner.

It was brought out that matching State funds for the Coastal Area's proposed merger were not provided for under this year's allocation by legislative action and, therefore, the only possibility of obtaining such funds would be through a special appropriation at the Governor's discretion.

Basically, a merger would result in more operational funds for planning being available for the five counties consisting of the Coastal Area and would not effect the present operations of the Joint Planning Commission other than that their budget would be under the control of the Coastal Area's Executive Director.

A general discussion brought out that Mr. James B. Williams, the Joint Planning Commission's Planning Director scheduled to report the first of July, might not be receptive to working under such a proposal. Therefore, the Planning Commission felt that before any decision is made Mr. Williams should be given an opportunity to study the proposed merger and consider its aspects in relation to the proposal offered him for employment by the Joint Planning Commission. In addition, it was felt that all possible information should be obtained in order that a thorough analysis could be made with respect to any such merger.

A motion was made by Mr. Gale, seconded by Mr. Davis and unanimously adopted that, prior to any official action being taken on the Coastal Area's proposed merger with the Joint Planning Commission, the Chairman be authorized to contact the area - local commissions now functioning to determine the workability of their combined operations, that a copy of the budget for and audit of the Coastal Area's current operations be obtained for review in connection with the Joint Planning Commission's operations, and that the proposal might first be discussed with Mr. Williams so that his recommendation in this relation might be obtained and for an expression from him as to his willingness to participate if such a

merger is accomplished.

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GC-33-66.

Next considered was a request to rezone, from FA Forest - Agricultural and R-9 Residential to MH Mobile Home, an area known as the Patterson Heights Subdivision that is located approximately 1,350 ft. east of the New Sterling Road.

Mr. J. H. Ringeling was present to represent the applicants, Messrs. A. A. Nathan, J. S. Hutto, A. C. Harris and Morris Horowitz, and stated that it was their intention to develop the tract, containing from 45 to 50 acres, as a mobile home subdivision and to offer lots for sale as sites for mobile homes. He further stated that the applicants intended to revise the present layout of the Patterson Heights Subdivision to make it more adaptable for mobile home use if the area is rezoned.

It was noted that the Patterson Heights Subdivision should actually not appear on Plate 92B of the Glynn County Zoning Ordinance as it is an unrecorded subdivision.

It was brought out that a number of lots in this subdivision had been sold to individuals who had constructed homes on these lots and that these owners could protect their interests if they registered their reaction to the requested MH Mobile Home rezoning at the required public hearing.

It was further brought out that the area would have to be replatted and reviewed by the Joint Planning Commission as a mobile home subdivision which would require the approvals of the Glynn County Engineer and the Glynn County Board of Health.

A motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to recommend to the Glynn County Commission the rezoning of the property known as Patterson Heights Subdivision, located near Sterling, from FA Forest - Agricultural and R-9 Residential to MH Mobile Home, recognition being made that any development of the subject property for a mobile home subdivision would have to meet all requirements of the Glynn County Zoning Ordinance for such subdivisions.

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GC-35-66-JPC.

In reviewing Application No. GC-33-66 (A. A. Nathan, et al) above, it was brought out that in the event the Glynn County Commission rezones the property involved (Patterson Heights Subdivision), such a rezoning could not adequately be reflected on Glynn County Official Zoning Map 1A due to the scale used on this particular map. However, if the area is rezoned to a MH Mobile Home classification, it could be adequately reflected on Glynn County Tax Map No. 92A.

It was pointed out that if the Patterson Heights Subdivision is not rezoned there would be no need for the incorporation of Glynn County Tax Map No. 92A into the Glynn County Zoning Ordinance.

A motion was made by Mr. Compton, seconded by Mr. Davis and unanimously adopted to recommend to the Glynn County Commission the incorporation of Glynn County Tax Map No. 92A on Glynn County Official Zoning Map 1A; and, further, that Glynn County Tax Map No. 92A be deemed an official zoning map, subject to the property involved under Application No. GC-33-66 being rezoned to MH Mobile Home by the County Commission.

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GC-34-66.

Messrs. J. H. Ringeling, Ray McDonough and John Houser were present in behalf of a request submitted by Josephine M. Fenn and Granville Nix for the rezoning of an irregularly shaped tract, containing approximately 12.35 acres, from R-12 Residential to GR General Residential. The subject property is located 355.26 ft. west of Altama Avenue at its northernmost boundary line and 153.66 ft. west of Altama Avenue at its southernmost boundary line immediately south of the Glynn County elementary school site and immediately west of the property identified under Application No. GC-26-66 that has been recommended to the County Commission for a rezoning to HC Highway Commercial.

Mr. Ringeling stated that plans call for the erection of 24 single-story buildings, each containing 5 apartments, on the property involved. Mr. Ringeling submitted a rough preliminary plat of the over-all layout of the property. He said that a final plat, showing streets, easements, parks, setbacks and parking provisions, etc., would be submitted, if the property is rezoned, for recommendation by the Joint Planning Commission to the Glynn County Commission.

A motion was made by Mr. Gale and seconded by Mr. Johnson to recommend to the Glynn County Commission the rezoning of the subject property from R-12 Residential to GR General Residential as requested by the applicants.

Voting Aye: Messrs. Compton, Davis, Gale, Johnson and Knight.  
Abstaining from Voting: Mr. Paulk.

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Revision No. 1 of Black Banks Subdivision No. 1, Final Plat (66-3)

Mr. J. H. Ringeling was present to outline proposed revisions, minor in nature and submitted by Mr. Richard M. Ludlow of Frederica Corporation, et al, to the original Black Banks Subdivision No. 1 plat. Mr. Ludlow, in his written request for a review and recommendation by the Planning Commission of Revision No. 1 of Black Banks Subdivision No. 1, described these changes as being:

- a. Lakes are located a dug, islands therein are indicated, and lot lines of lots fronting on lakes revised accordingly.
- b. Minor adjustments of Hartridge boundary line (the north boundary line of the subdivision) to satisfaction of Mr. (Earl) Hartridge, resulting in a very slight reduction in area owned by Frederica Corporation. Affected are Tanglewood Road, McKee Drive and lots 17, 30, 29, and 31. Set back on lot 17 is changed from 40 ft. to 35 ft.
- c. Extension of Cottage Lawn Road to permit possible access to the northerly part of property of Mrs. Irma Rue together with revision of lots 41, 42, 43, and 44.

It was brought out that, although only minor revisions have been made to the original plat of the subdivision, the County Commission might desire its engineer to review the amended layout prior to their taking final action on the proposed revision.

A motion was made by Mr. Gale and seconded by Mr. Knight to recommend to the Glynn County Commission final approval of the Revision No. 1 of Black Banks Subdivision No. 1 plat.

Voting Aye: Messrs. Davis, Gale, Johnson, Knight and Paulk.  
Abstaining from Voting: Mr. Compton.

The Chairman declared the motion carried.

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It was brought out that a statement had been received from Eric Hill Associates, Inc., consultants, for services rendered in the preparation of a "Report of Special Study of Land Use Controls for Selected Areas to be Influenced by Future Major Highway Development". This report had previously, on June 6th, 1966, been reviewed with the Planning Commission by Mr. Lewis Dismukes, representative of the consulting firm.

A motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to authorize payment in the amount of \$2,000.00, representing full payment, to Eric Hill Associates, Inc., in accordance with letter contract made with that firm for the special study relating to Interstate 95 in Glynn County, upon receipt of reproducible maps to be furnished by the consultants as provided in Paragraph 4 of the agreement; and, further, that this payment be made from the Joint Planning Commission's Surplus Funds.

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A general discussion has held regarding mobile home requirements of the Glynn County Zoning Ordinance. Each member was furnished with a copy of a proposed provision for inclusion in the County Zoning Ordinance to provide for mobile homes existing on individual lots on the effective date of that ordinance. Accompanying this proposed provision were comments made by Mr. Frederick K. Bell, former Planning Director to the Joint Planning Commission, in this respect.

The Joint Planning Commission determined that this proposed provision would be considered along with all other pertinent facts and information relating to mobile homes in making its recommendation to the Glynn County Commission. -

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A motion was made by Mr. Gale, seconded by Mr. Davis and unanimously adopted that pursuant to action taken on April 26th, 1966, that the salary of Mrs. Mildred W. Curtis, Administrative Assistant and Recording Secretary, be established as \$4,764.00 per annum as provided within the Joint Planning Commission's personnel system under Step B of Range No. 21 of the system, and, further, that same be retroactive of June 1st, 1966.

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It was determined that the automobile allowance established for Mr. Darrel W. Wilkes, Planning Technician, on May 10, 1966, at 10¢ per mile be continued for the time being.

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Meeting Adjourned at 10:30 A. M.