

REGULAR MEETING
OCTOBER 11th, 1966
8:30 A. M.

PRESENT: Chairman Neal Gale, James D. Compton, M. A. Knight,
Otto Johnson, Jr., Cormac McGarvey, Brantley O'Quinn
and James L. Wiggins

ABSENT: R. F. D. Paulk

ALSO PRESENT: Planning Director James B. Williams and County
Administrator Howard J. Sears

Mr. Brantley O'Quinn was introduced as the County-appointed member to the Joint Planning Commission to replace Mr. Fred T. Davis, recently resigned.

Upon a motion made and duly seconded the minutes of the Regular Meeting held on September 23rd, 1966, were approved.

GC-41-66.

Messrs. C. B. (Jack) Langford and George Patelidas were present in support of a request for the rezoning of a portion of the Arco Development Company property, from R-6 Residential to MH Mobile Home. The tract in question of approximately 25 acres is irregularly shaped and lies generally south of West 9th Street and west of Palmetto Avenue in the Arco area.

According to Mr. Langford, the purpose of the rezoning request was to permit the Arco Development Company to provide about 150 new mobile home sites in the area where there is presently a great demand for such facilities. Houses new existing on the site would be razed and, in Mr. Langford's opinion, this project would provide an excellent buffer zone between the industrial property to the west and the residential property to the east.

Preliminary plans submitted with the request indicated that each mobile home space would be about 4,000 square feet in area and would be serviced by the existing Arco sewer and water systems. Mr. Langford assured the Planning Commission that the Arco Development Company would comply with all necessary requirements in designing and developing the use of the property in question for a mobile home park.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property from R-6 Residential to MH Mobile Home.

It was emphasized that this recommendation was only for approval of the rezoning request and did not include approval of the preliminary layout for the proposed mobile home park. The applicant will be required to submit detailed plans at a later date for review and recommendation by the Joint Planning Commission.

GC-24-66.

Mr. Donald Ray Thomas, representing R. E. Thomas Erectors, Inc., was present in support of a request submitted by that company for the rezoning of its property

located on the east side of the New Jesup Highway (U. S. Highway 341) approximately 470 ft. north of Community Road. The property in question is identified as Lots 2, 3, and 4, and the easterly 90 ft. by 150 ft. of Lot 15 in Pine View Subdivision.

This request had previously been considered at the Joint Planning Commission's meeting of April 12th, 1966 and was deferred at that time pending a study of the use of land in areas contiguous to interchanges and access roads for Interstate Highway 95.

Mr. Thomas reiterated that a rezoning from R-9 Residential to LI Limited Industrial was being sought in order that his company might continue and expand its welding, fabrication and machine shop business, now a non-conforming use in an R-9 Residential District. He again pointed out that the business had been at its present location for more than twenty years and that this location is convenient and accessible to the major industrial plants it serves.

There then followed a discussion between Mr. Thomas, the members of the Planning Commission and County Administrator Sears regarding the illegal construction of a new building on the property of R. E. Thomas Erectors, Inc., since the zoning ordinance went into effect on February 1st, 1966.

A motion was then made by Mr. Compton and seconded by Mr. McGarvey to recommend denial of the subject request to the Glynn County Commission for the following reasons:

1. Approval of this request would constitute "spot zoning"; and
2. Approval of this request would essentially be in conflict with recommendations to the Glynn County Commission, made on August 30th, 1966, to the effect that the existing zoning pattern be maintained along U. S. Highway 341 south of the proposed I-95 Interchange.

Voting Aye: Messrs. Compton, McGarvey and Knight.

Voting Nay: Messrs. Johnson and Wiggins.

Abstaining from Voting: Mr. O'Quinn.

The Chairman declared the motion carried.

Next reviewed was a request for an interpretation by the Joint Planning Commission of a zoning district boundary which traverses properties in the River View Park Subdivision and Long View Acres Subdivision area and separates R-9 Residential uses from CP Conservation - Preservation uses.

Messrs. W. L. Phalen and Rudolph Beggs appeared on their individual behalves to receive from the Planning Commission a determination as to the location of the line dividing the two zoning districts.

After hearing from both interested parties, a motion was made by Mr. Knight, seconded by Mr. Johnson and unanimously adopted to refer the matter to the County Administrator and County Attorney for interpretation as the Joint Planning Commission is not the proper body for such actions.

GC-44-66-JPC.

The Planning Commission reviewed a number of proposed amendments to the Glynn County Zoning Ordinance after which the following actions were taken.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission that North End Subdivision, Section 2, be added to Plate 33. This subdivision was found to have a properly recorded plat and was erroneously omitted in the preparation of the Official Zoning Map of Brunswick and Glynn County.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission that Clover Heights Subdivision be added to Plate 44. This subdivision was found to have a properly recorded plat and was erroneously omitted in the preparation of the Official Zoning Map of Brunswick and Glynn County.

A motion was made by Mr. Wiggins and seconded by Mr. Compton to recommend to the Glynn County Commission that Jekyll Heights Subdivision be added to Plate 67. This subdivision was found to have a properly recorded plat and was erroneously omitted in the preparation of the Official Zoning Map of Brunswick and Glynn County.

Voting Aye: Messrs. Compton, Knight, Johnson, McGarvey and Wiggins.
Abstaining from Voting: Mr. O'Quinn.

The Chairman declared the motion carried.

A motion was made by Mr. Compton, Seconded by Mr. Hohnson and unanimously adopted to recommend to the Glynn County Commission that the area within North End Subdivision, Section 2, be rezoned from FA Forest - Agricultural to R-12 Residential.

A motion was made by Mr. Compton, seconded by Mr. Hohnson and unanimously adopted to recommend to the Glynn County Commission that the area within Clover Heights Subdivision be rezoned from FA Forest - Agricultural to R-9 Residential.

A motion was made by Mr. Wiggins and seconded by Mr. Compton to recommend to the Glynn County Commission that the area within Jekyll Heights Subdivision be rezoned from FA Forest - Agricultural to R-20 Residential.

Voting Aye: Messrs. Compton, Knight, Hohnson, McGarvey and Wiggins.
Abstaining from Voting: Mr. O'Quinn.

The Chairman declared the motion carried.

A motion was made by Mr. Johnson, seconded by Mr. McGarvey and unanimously adopted to recommend to the Glynn County Commission the deletion of Patterson Heights Subdivision from Tax Map 92B. This subdivision was found not to have a properly recorded plat and was erroneously included in the preparation of the Official Zoning Map of Brunswick and Glynn County. It was brought out that the area within Patterson Heights Subdivision was rezoned from R-9 Residential to MH Mobile Home by the Glynn County Commission under Application No. GC-33-66 on July 6th, 1966.

Finally, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to defer action on several other proposed amendments to the Glynn County Zoning Ordinance until additional information could be provided by the staff.