

SPECIAL PLANNING SESSION

OCTOBER 25th, 1966

8:30 A. M.

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

ABSENT: James L. Wiggins

ALSO PRESENT: Planning Director James B. Williams, City Manager J. E. Hulse,
Jr., and Legal Counsel and County Attorney Edward B. Liles

The Chairman advised that the basic purpose of this Special Planning Session was to discuss provisions for mobile homes on individual lots in Glynn County in order that recommendations might be made to the Glynn County Commission.

At the opening of the meeting, a memorandum was presented to the Commission by the Planning Director concerning the location of mobile home units on individually owned lots in Glynn County. This memorandum presented a background summary of the major problems that have arisen with regard to mobile homes since the adoption of the new Glynn County Zoning Ordinance in February 1966 and made five general recommendations as to steps that should be undertaken to alleviate these problems.

After a discussion among the members and the City Manager about mobile home problems in general, a motion was made by Mr. O'Quinn and seconded by Mr. Johnson that the Joint Planning Commission accepts the first recommendation in the memorandum and recommends to the Glynn County Commission the repeal of Section 607.5, the section of the County Zoning Ordinance dealing with the cessation of non-conforming uses. During the discussion of this motion, an amendment was offered by Mr. Compton and accepted by Messrs. O'Quinn and Johnson that rather than repeal Section 607.5 the Planning Director be instructed to redraw this section. The redrawn section should eliminate all existing references to mobile homes and include an additional subparagraph that would apply specifically to non-conforming mobile homes, granting them the same amortization time as other frame or light metal structures. The motion, as amended, was then unanimously adopted.

In the course of further discussion, Mr. Johnson raised the question of whether those mobile homes which were located on lots along with conventional homes prior to the adoption of the County's new Zoning Ordinance would also be covered by the previously adopted motion. Upon consideration of this question, the Commission felt that the entire subject needed more careful study. A motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to repeal the previous motion and leave Section 607.5 as written for the present time. Then another motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted that the Planning Director be instructed to report to the Commission with definite and detailed recommendations at the earliest possible time. These recommendations should specify all necessary changes to the existing Glynn County Zoning Ordinance with regard to mobile homes in the County other than those located in mobile home parks. Special consideration should be given to provisions that would permit mobile homes located in residential areas prior to

the adoption of the present County ordinance to remain without being considered non-conforming uses, provided they meet all other requirements of the Zoning Ordinance pertaining to the residential district in which they are located. Special consideration should also be given to provisions in the ordinance that would permit mobile homes to be located in residential areas in the future if not less than 60% of the property owners within 500 to 1,000 feet of the perimeter of the proposed location agree to such a use of the land.

The final order of business concerned a request by the Planning Director that the Joint Planning Commission office be relocated from its present quarters to 1711 Reynolds Street.

During the discussion of the proposed move, it was brought out that existing facilities in the Old City Hall are expensive, deficient in many respects, poorly maintained and inconvenient for conducting the business of the Joint Planning Commission. On the other hand, it was stated that the proposed new quarters posed many new problems and, therefore, would not provide an entirely satisfactory arrangement. In addition, the City Manager expressed the reservations of the City Commission over such a move and suggested that basic improvements could be made to the second floor of the Old City Hall to correct some of the deficiencies.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. McGarvey and unanimously adopted to defer consideration of relocating the office indefinitely and request the City Manager to make the necessary improvements in the heating and air conditioning system, in the janitorial services, and in the plumbing facilities. It was especially urged that the City Manager install adequate toilet facilities on the second floor as soon as possible.

Meeting Adjourned at 10:30 A. M.