

REGULAR MEETING

JANUARY 10th, 1967

8:30 A. M.

PRESENT: Chairman Neal Gale, James D. Compton, Otto Johnson, Jr., and R. F. D. Paulk

ABSENT: Cormac McGarvey, Brantley O'Quinn and James L. Wiggins

ALSO PRESENT: Planning Director James B. Williams

GC-45-66.

Mr. Kenneth A. Scharhag was present in behalf of a request, submitted by Mr. Clyde A. Taylor, Jr., for the rezoning of an irregularly shaped tract containing approximately .51 acres and fronting 131 ft. on the north side of Arnold Road, approximately 300 ft. west of Ocean Boulevard. Mr. Scharhag, who proposes to purchase the subject property from Mr. Taylor, stated that a rezoning, from R-6 Residential to LC Local Commercial, would enable him to utilize the property for a small business for repairing and servicing appliances and furniture. He said that his plans called for the razing of the dilapidated building now on the tract and the construction of a new concrete block structure.

It was brought out that a cabinet shop existed on property to the west of the tract and that a warehouse used by a sign company was across the street from the tract.

A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission that the subject property be rezoned from R-6 Residential to LC Local Commercial as requested.

GC-46-66.

Mr. Jack Torbett, President of the OSPO Corporation, was present in behalf of that company's request for the rezoning of a tract containing approximately 5 acres bounded on the east by Belle Point Subdivision. Mr. Torbett stated that a rezoning, from CP Conservation - Preservation to R-12 Residential, was being sought in order that the property might be utilized in conjunction with the abutting Belle Point highland for residential purposes. He further stated that plans called for the filling of the area involved. This filling would increase the highland area of three existing lots and, in addition, would create four new building sites.

It was brought out that the tract involved extends westerly to the center line of a creek. It was also pointed out that only two residences exist in the general area. During the course of discussion Mr. Torbett contacted by telephone the owners of these two homes, Messrs. Neal Gilchrist and Henry Andrews, who expressed no objections to the proposal.

A motion was made by Mr. Paulk, seconded by Mr. Johnson and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property from CP Conservation - Preservation to R-12 Residential as requested.

The Planning Director next gave brief reports on the following projects:

- 1. Site Location Study for a proposed Oceanographic Center

for the State of Georgia and the ESSA Institute for Oceanography;

2. Special study delaing with I-95 interchanges in Glynn County;
3. Planning study of Newcastle Street from G Street to T Street;
4. Proposed Subdivision Regulations;
5. A long-range development plan for Selden Park; and
6. An Outdoor Recreation Study for Glynn County, Georgia.

GC-2-67-JPC. (I-95)

Next considered was the rezoning to FC Greeway Commercial of two additional areas in the vicintiy of Interstate 95.

The Planning Director requested that the three blocks on the west side of U. S. 341 immediately south of Crispen Boulevard be rezoned from the existing LC Local Commercial classification to FC Freeway Commercial in order to conform with surrounding zoning patterns. This property is delineated on Plate 44 of the Glynn County Zoning Ordinance.

After careful consideration, a motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to recommend to the Glynn County Commission that this area, bounded on the north by Crispen Boulevard, on the east by U. S. 341, on the south by Butler Drive and on the west by Lucian Street, be rezoned from LC Local Commercial to FC Freeway Commercial.

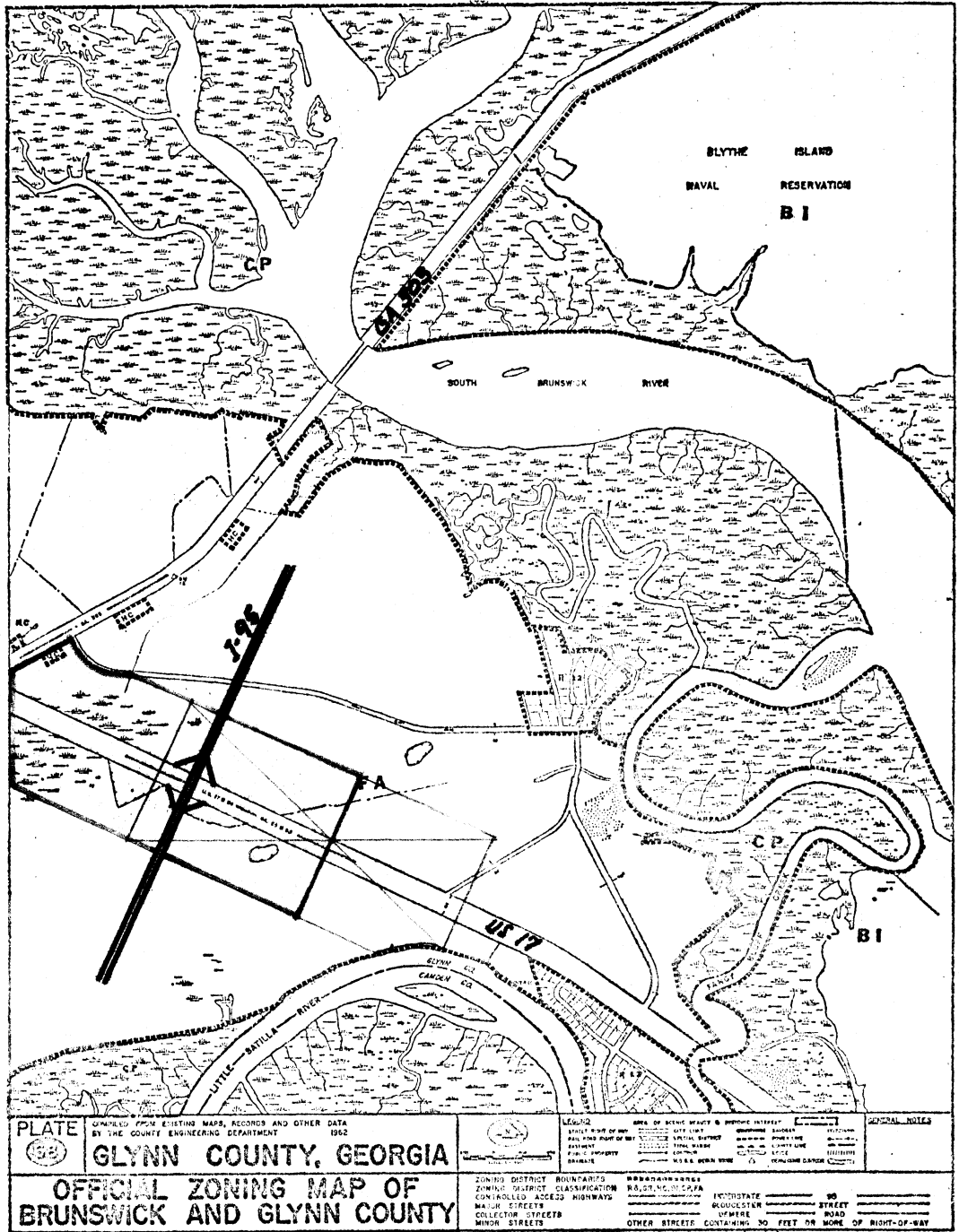
The members again urged that the County Commission pay particular attention to the provision of adequate service roads and the strict control of access both to and from U. S. 341 in the vicinity of I-95.

The Planning Director pointed out that an error was made by Eric Hill & Associates in the preparation of its maps in connection with the special I-95 study. As a result, the area along U. S. 17 which was recently rezoned to FC Freeway Commercial by the Glynn County Commission is located approximately 1,000 ft. further to the east than it should be. If the FC District were to be located properly in relation to the proposed I-95 centerline, it would extend to Ga. 303 on the west, including that area along 303 presently zoned HC Highway Commercial, and it would be delineated on Plates 67 and 68.

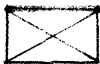
A motion was made by Mr. Compton, seconded by Mr. Johnson and unanimously adopted that, because of previous error, the Joint Planning Commission make the following recommendations to the Glynn County Commission:

- 1) Amend Plate 68 by rezoning a portion of the area presently zoned FC Freeway Commercial to FA Forest - Agricultural, as shown on Exhibit A;
- 2) Amend Plate 68 by rezoning the area presently zoned HC Highway Commercial to FC Freeway Commercial, as shown on Exhibit A; and
- 3) Amend Plates 67 and 68 by rezoning a portion of the area presently zoned FA Forest - Agricultural to FC Freeway Commercial, as shown on Exhibit A and Exhibit B.

EXHIBIT A

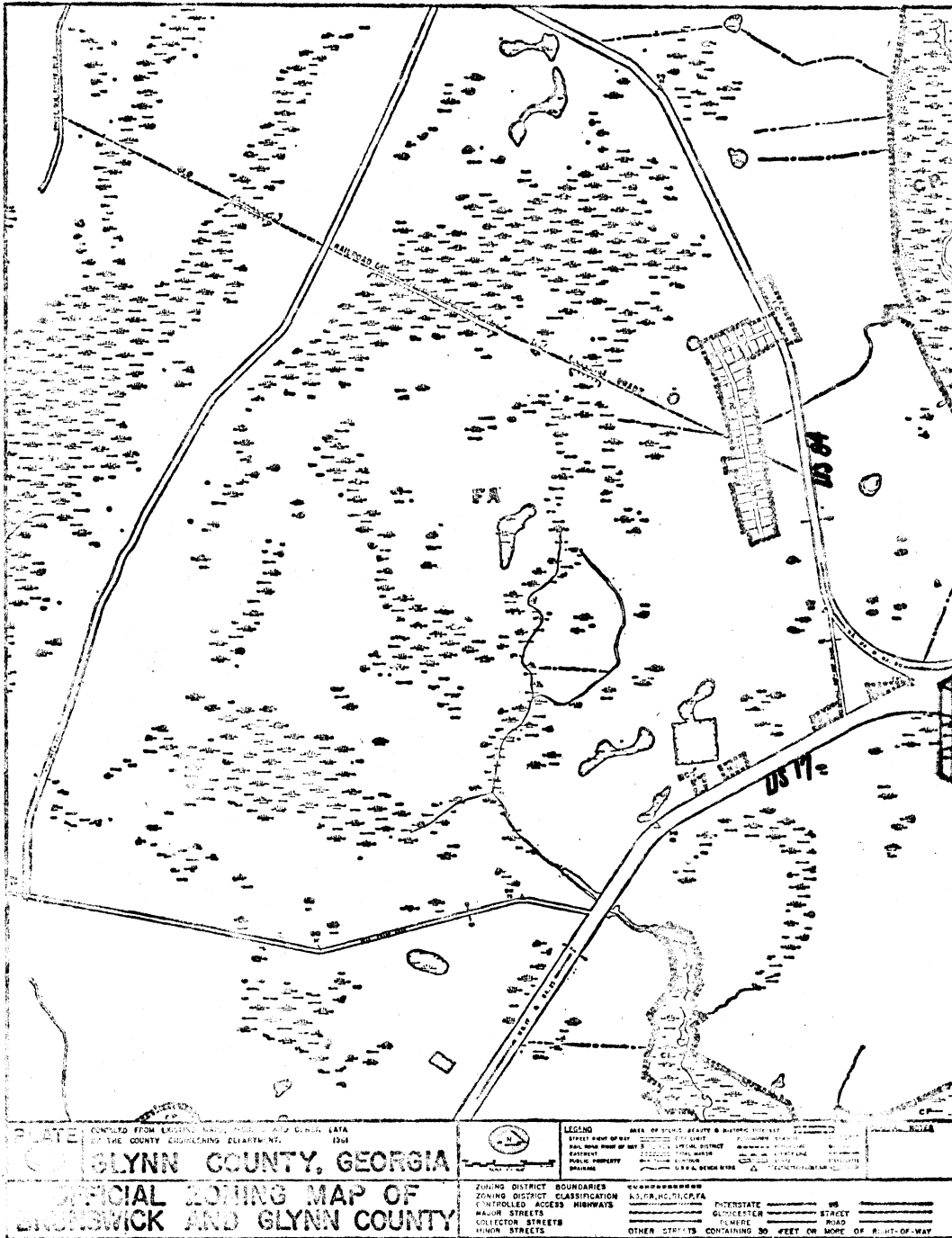


New FC Freeway Commercial District



Boundary of Deleted FC Freeway Commercial District

EXHIBIT B



GC-1-67-JPC and B-1-67-JPC.

The members next reviewed a number of additional amendments to the Glynn County Zoning Ordinance and the City of Brunswick Zoning Ordinance. It was brought out that these proposed amendments would be necessary if the Planning Commission's recommendations of December 13th, 1966, with respect to mobile homes on individual zoning lots, are adopted by the City and County Commissions.

After study, a motion was made by Mr. Knight, seconded by Mr. Paulk and unanimously adopted to recommend to the Glynn County Commission the following amendments to the Glynn County Zoning Ordinance:

1. Change title of Subsection 609.1 to read:

"Uses customarily accessory to dwellings and/or mobile homes on individual zoning lots:"

2. Change Paragraph a) of Subsection 609.1 to read:

"a) Private garage not to exceed the following storage capacities:

- . One- or two-family dwelling or one-family mobile home on individual zoning lot - 4 automobiles
- . Multi-family dwelling - 2 automobiles per dwelling unit
- . Group dwelling - 1.5 automobiles per sleeping room."

3. Change Paragraph a) of Subsection 611.1 to read:

"a) One-family dwellings or one-family mobile homes on individual zoning lots: Two (2) spaces."

4. Change Paragraph a) of Subsection 703.2 to read:

"a) All permitted uses as shown in Subsection 702.2, Paragraph a)."

5. Change Paragraph a) of Subsection 704.2 to read:

"a) All permitted uses as shown in Subsection 702.2, Paragraph a)."

6. Change title of Section 714 to read:

"714.1 Intent of District. The intent of the MH Mobile Home Park District is to provide a sound and healthy residential environment sufficient to meet the unique needs of inhabitants living in mobile home parks, to protect mobile home parks from encroachment by incompatible uses, and to encourage the consolidation of mobile homes in mobile home parks. Any mobile home park, including the mobile homes within such park, within Glynn County shall henceforth be located in conformity with the regulations set forth herein."

8. Change Paragraph b) of Subsection 714.3 to read:

"b) Mobile home park. Premises designed in accordance with the provisions of this section where two (2) or more mobile homes are parked for living or sleeping purposes, or where spaces are set aside or offered for sale or rent for use by mobile homes for living or sleeping purposes, including any land, building, structure, or facility used by occupants of mobile homes on such premises."

9. Change the title of Subsection 714.5 to read:

"Mobile Home Park Subdivisions."

10. Change Subsection 810.1 to read:

"810.1 Permitted Signs and Conditions. The following types of signs are permitted in R-20, R-12, R-9, R-6, RR, GR, M-20, M-12, M-9, M-6, TR-20, TR-12, TR-9, and TR-6 Districts:

- a) One (1) non-illuminated professional or business name plate not exceeding one (1) square foot in area mounted flat against the wall of a building in which there is conducted a permitted home occupation.

- b) For multiple-family dwellings, hotels, group dwellings, and for buildings other than dwellings or mobile homes on individual zoning lots in R-20, R-12, R-9, R-6, RR, GR, M-20, M-12, M-9, M-6, TR-20, TR-12, TR-9, and TR-6 Districts, a single non-illuminated business identification sign or bulletin board not exceeding six (6) square feet in area. Such sign or bulletin board shall be set back not less than ten (10) feet from any street right of way line, unless attached to the front wall of the building. In RR Districts, such signs may be illuminated and consist of, but not exceed, twenty (20) square feet in area.
- c) Temporary subdivision signs and private directional signs, under the provisions set forth in Subsections 806.4 and 806.5."

11. Change the title of Section 814 to read:

"Signs Permitted in Mobile Home Park Districts."

Another motion was then made by Mr. Knight, seconded by Mr. Paulk and unanimously adopted to recommend to the City Commission the following amendments to the City of Brunswick Zoning Ordinance:

1. Change title of Subsection 609.1 to read:

"Uses customarily accessory to dwellings and/or mobile homes on individual zoning lots:"

2. Change Paragraph a) of Subsection 609.1 to read:

- "a) Private garage not to exceed the following storage capacities:
 - . One- or two-family dwelling or one-family mobile home on individual zoning lot - 4 automobiles
 - . Multi-family dwelling - 2 automobiles per dwelling unit
 - . Group dwelling - 1.5 automobiles per sleeping room.

3. Change Paragraph a) of Subsection 611.1 to read:

"a) One-family dwellings or one-family mobile homes on individual zoning lots: Two (2) spaces."

4. Change Paragraph a) of Subsection 703.2 to read:

"a) All permitted uses as shown in Subsection 701.2, Paragraph a)."

5. Change title of Section 713. to read:

"MH Mobile Home Park District."

6. Change Subsection 713.1 to read:

"713.1 Intent of District. The intent of the MH Mobile Home Park District is to provide a sound and healthy residential environment sufficient to meet the unique needs of inhabitants living in mobile home parks, to protect mobile home parks from encroachment by incompatible uses, and to encourage the consolidation of mobile home in mobile home parks. Any mobile home park, including the mobile homes within such par, within the City of Brunswick shall henceforth be located in conformity with the regulations set forth herein."

7. Change Paragraph b) of Subsection 713.3 to read:

"b) Mobile home park. Premises designed in accordance with the provisions of this section where two (2) or more mobile homes are parked for living or sleeping purposes, or where spaces are set aside or offered for sale or rent for use by mobile homes for living or sleeping purposes, including any land, building, structure, or facility used by occupants of mobile homes on such premises."

8. Change the title of Subsection 713.5 to read:

"Mobile Home Park Subdivisions."

9. Change Subsection 810.1 to read:

"810.1 Permitted Signs and Conditions. The following types of signs are permitted in R-9, R-6, GR, M-9 M-6, TR-9, and TR-6 Districts:

- a) One(1) non-illuminated professional or business name plate not exceeding one (1) square foot in area mounted flat against the wall of the building in which there is conducted a permitted occupation.
- b) For multiple-family dwellings, hotels, group dwellings, and for buildings other than dwellings or mobile homes on individual zoning lots in R-9, R-6, GR, M-9, M-6, TR-9, and TR-6 Districts, a single non-illuminated business identification sign or bulletin board not exceeding six (6) square feet in area. Such sign or bulletin board shall be set back not less than ten (10) feet from any street right of way line, unless attached to the front wall of a building which is less than ten (10) feet from a right of way line."
- c) Temporary subdivision signs and private directional signs, under the provisions set forth in Subsections 806.4 and 806.5."

10. Change the title of Section 814 to read:

"Signs Permitted in Mobile Home Park Districts."

The Planning Commission was advised that the position of Planning Technician was temporarily vacant due to the resignation of Mr. Darrel W. Wilkes. Mr. Wilkes' letter of resignation was read to the members.

The Commission was then advised a replacement for Mr. Wilkes, Mr. Mike McKenzie, would report for work on January 23rd, 1967. Mr. McKenzie would be a full-time employee and would be paid \$70.00 per week plus an automobile allowance of \$10.00 per month, this being the same salary arrangements which applied to Mr. Wilkes.

In addition, it was determined that for the present a part-time draftsman would be hired at the rate of \$1.75 per hour and would be paid from funds designated for temporary personnel.

The Planning Director requested the Planning Commission to raise the annual salary of the Administrative Assistant from \$4,764 to the next level of \$5,004. This increase would be fully justified in view of the high quality work performed during the last six months and would permit the Administrative Assistant to qualify for substantially increased hospitalization benefits. The proposed increase in salary would merely entail a transfer of \$120 within the existing salary schedule from Code 1501 to Code 1502 and would in no way unbalance the budget.

Thereupon, a motion was made by Mr. Compton, seconded by Mr. Knight and unanimously adopted to approve the requested salary increase.

The Planning Director requested that the Commission authorize the use of funds presently designated for dues, publications and subscriptions for continuing education courses as well. It was determined there would be no objection to such a use of the funds provided they were applied to courses that were directly related to the activities of the Planning Commission.

The Planning Director advised the Commission that the procedure for zoning amendment applications was changed slightly to place greater emphasis on the need for complete, accurate and legibly drawn plats and plans of area proposed for rezoning. In addition, the Planning Director requested permission to require

adequate proof of ownership on the part of the applicants. It was determined that it was entirely reasonable for the Planning Commission to require suitable plats and sworn affidavits of ownership in order to assure proper rezoning review.

Meeting Adjourned at 11:00 A. M.