

REGULAR MEETING  
FEBRUARY 14th, 1967  
8:30 A. M.

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

ABSENT: Cormac McGarvey

ALSO PRESENT: Planning Director James B. Williams, County Administrator  
Howard J. Sears and City Manager J. E. Hulse, Jr.

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Upon a motion by Mr. Compton and seconded by Mr. Knight, the Minutes of the Regular Meeting held on December 13th, 1966, the Called Meeting held on December 16th, 1966, and the Regular Meeting held on January 10th, 1967, were approved.

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B-2-67:

Request by A. N. Nathan to rezone a portion of Twon Commons Lot No. 107 fronting 65 feet on the south side of L Street, extending a depth of 75 feet from L Street, and lying 35 feet east of Gordon Street.

W. J. Randolph, prospective purchaser of the subject property, was present and accompanied by his attorney, J. T. Whelchel.

The proposed rezoning from GR General Residential to GC General Commercial was requested to permit construction and operation of a night club - package store establishment. The predominance of existing commercial property nearby was cited in support of the request.

The City Manager voiced opposition to the request because the subject property will virtually all be condemned in the near future to acquire the necessary right of way for the proposed L Street Connector portion of the Major Thoroughfare Plan.

A motion was made by Mr. O'Quinn, seconded by Mr. Compton and unanimously adopted to defer action on the proposed rezoning due to the plans for widening L Street.

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GC-3-67 and GC-4-67-JPC:

Request by G. P. Underwood, Jr., (GC-3-67) to rezone approximately two acres fronting 175 feet on the west side of Blythe Island Drive about 525 feet south of Park Street, and alternate proposal (GC-4-67-JPC) submitted by the Planning Director.

The proposed rezoning of the Blythe Island tract from R-20 One-family Residential to TR-20 Temporary One-family Residential was requested to permit Mr. Underwood to relocate his mobile home from a rental space at a mobile home park to a privately-owned lot nearby. Mr. Underwood stated that he planned to reside in the mobile home on his own property until he could build a conventional home and explained that this would not increase the number of mobile homes already existing on the island.

In opposition to the proposed rezoning was J. W. McCullough who presented

the Commission with a petition for denial signed by a number of other property owners on the island.

The Planning Director stated that the proposed rezoning would be difficult to justify because of its size and location and, in turn, offered an alternate proposal that two large tracts be rezoned TR-20 in accordance with the recommendations of a recent study report. Mr. Underwood's property would be included in one of these tracts.

Mr. McCullough was also opposed to the alternate proposal of the Planning Director and Mr. Underwood asked that his rezoning request be considered on its own merits as a separate proposal.

A motion was then made by Mr. O'Quinn, seconded by Mr. Johnson and unanimously adopted to make the following recommendations to the Glynn County Commission:

1. That the area on Blythe Island bounded generally by a line running northerly and northwesterly along Blythe Island Drive from Cut Off Road to Parland Road, thence running northwesterly along Parland Road to Lambright Road, thence running southeasterly along Lambright Road to Wiggins Road, thence running easterly along Wiggins Road to Charles Place, thence running southeasterly along Charles Place to the intersection of Charles Street and Palmetto Drive, thence running southerly along Palmetto Drive to Cut Off Road, thence running easterly along Cut Off Road to the origin at Blythe Island Drive, be rezoned from R-20 One-family Residential to TR-20 Temporary One-family Residential; and
2. That the area on Blythe Island bounded generally by a line running easterly from Crossway Road where it intersects the boundary line of the U. S. Military Reservation along the boundary of that Reservation to the boundary line of the existing CP Conservation - Preservation District, thence following the CP District Boundary and running northerly and northwesterly to a point along Banks Drive approximately 200 feet to the east of Ga. Highway 303, thence running southwesterly approximately parallel to Ga. Highway 303 to Blythe Island Drive, thence running along Blythe Island Drive southeasterly to a point approximately 275 feet east of Georgia Highway 303, thence running southwesterly approximately parallel to Ga. Highway 303 to Crossway Road, and thence running southeasterly along Crossway Road to the origin at the U. S. Military Reservation, be rezoned from R-20 One-family Residential to TR-20 Temporary One-family Residential.

Another motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to defer action on Mr. Underwood's request until the County Commission took action on the comprehensive recommendations stated in the previous motion.

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Subdivision Regulations:

The Planning Director furnished the Commissioners with a draft of a portion of the proposed subdivision regulations for Glynn County and suggested that a special called meeting be held on February 28th, 1967, for the purpose of reviewing these regulations.

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Non-Conforming Uses:

Request by Planning Commissioner Johnson to discuss the non-conforming uses created by the new zoning ordinances.

Mr. Johnson stated that with the adoption of the new zoning ordinance in the city and the county many uses which were legally existing beforehand were declared to be non-conforming uses and given an specified period of time within which to either comply with the regulations or discontinue use. Mr. Johnson went on to say that such action was unfair and not in the best interests of the community in that it placed undue hardships on property owners and encouraged people to leave the county.

Thereupon, a motion was made by Mr. Johnson and seconded by Mr. O'Quinn to recommend that uses legally existing prior to the adoption of zoning regulations be allowed to continue as legally permitted uses in the future.

Voting Aye: Messrs. Johnson, O'Quinn and Wiggins.

Voting Nay: Messrs. Compton and Paulk.

Abstaining from Voting: Mr. Knight.

The Chairman declared the motion carried.

After further discussion of the matter, another motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to recind the previous motion and to instruct the Planning Director to study the matter in depth and present a report at a future meeting.

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Newcastle Street Area Land Use and Thoroughfare Plan:

The Planning Director submitted a report entitled "A Detailed Land Use and Thoroughfare Plan for Newcastle Street between G Street and T Street".

The report recommended that commercial development in this area be restricted to the intersections at L Street, O Street, and Q Street, and that most of the land be developed for high-density residential purposes. Office development was proposed between G Street and I Street in the vicinity of the Courthouse.

In addition, it was recommended that L Street be widened to 100 feet; that H Street, J Street, N Street, P Street, R Street and S Street be closed at Newcastle Street; that median breaks along Newcastle Street be limited to the intersections at Y Street, I Street, L Street, O Street and Q Street; and that the median strip along Newcastle Street be designed wide enough to permit stacking lanes at all intersection where left turns will occur.

The City Manager and County Administrator both expressed their general agreement with the basic aims and recommendations of the report.

A motion was made by Mr. Compton, seconded by Mr. O'Quinn and unanimously adopted to give preliminary approval to the proposed land use and thoroughfare plan contained in the report and give further consideration to eventually incorporating this detailed plan into the over-all comprehensive plan for the community.

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B-3-67-JPC:

Request by the Planning Director to rezone the area included in the above mentioned

Newcastle Street Report in accordance with the general recommendations of the Report.

A motion was made by Mr. Compton, seconded by Mr. Paulk and unanimously adopted to recommend the following zoning changes to the City Commission:

1. That New Town Lots 405 through 423 lying on the east side of Newcastle Street between H and I Streets be rezoned from GC General Commercial to OC Office Commercial;
2. That New Town Lots 424 through 461 lying on the east side of Newcastle Street between I and K Streets be rezoned from GC General Commercial to GR General Residential;
3. That New Town Lots 462 through 480 lying on the east side of Newcastle Street between K and L Streets be rezoned from GC General Commercial to HC Highway Commercial;
4. That New Town Lots 481 through 499 lying on the east side of Newcastle Street between L and M Streets be rezoned from GC Local Commercial and from GR General Residential to HC Highway Commercial;
5. That New Town Lots 532 through 543 lying at the northeast and southeast corners of the intersection of O Street and Newcastle Street be rezoned from GR General Residential to HC Highway Commercial; and
6. That New Town Lots 570 through 581 lying at the northeast and southeast corners of the intersection of Q Street and Newcastle Street be rezoned from GR General Residential to HC Highway Commercial.

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Meeting Adjourned.