

REGULAR MEETING  
SEPTEMBER 5th, 1967  
8:30 A. M.

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PRESENT: Vice-Chairman Otto Johnson, Jr., M.A. Knight, Brantley O'Quinn,  
R. F. D. Paulk and James L. Wiggins  
ABSENT: Chairman Neal Gale, James D. Compton and Cormac McGarvey  
ALSO PRESENT: Planning Director James B. Williams and County Administrator  
Howard J. Sears

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In the absence of the Chairman, Vice-Chairman Johnson assumed the chair.

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Upon a motion made by Mr. Knight and seconded by Mr. Paulk, the Minutes of the Regular Meeting held on August 8th, 1967, were approved.

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GC-23-67:

Request to rezone, from R-9 Residential to TR-9 Temporary Residential, Lots 15 and 16 of Parade Rest Subdivision (an unapproved subdivision), said property fronting 175 ft. on the west side of Dees Drive approximately 300 ft. north of Georgia Highway 303.

Mr. John S. Welch, applicant, was present and was represented by his attorney, Mr. Jerry Hendrix. Mr. Hendrix stated that Mr. Welch was seeking a rezoning in order that his property might be utilized for a mobile home site. He presented an affidavit signed by nearby property owners expressing no objection to such use.

During discussion it was brought out that Mr. Welch had already installed the mobile home on the property without a permit. It was also brought out that a lot to the north of Mr. Welch's property was recently rezoned to TR-9 and a study was made to determine whether a larger area in that vicinity should also be rezoned. At its August 8th, 1967, meeting the Planning Commission decided not to take any action on the above study with respect to possible extension of the Temporary Residential zone.

A motion was made by Mr. Knight, seconded by Mr. O'Quinn and unanimously adopted to recommend to the Glynn County Commission the rezoning of the subject property to TR-9 Temporary Residential.

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GC-24-67:

Request to rezone, from R-9 Residential to HC Highway Commercial, a tract fronting 201.6 ft. on the west side of U. S. Highway 17 with an average depth of 97 ft. and located approximately 98 ft. north of Cypress Mill Road.

Mr. Neal Fendig of Fendig Outdoor Advertising Company was present in support of Mr. J. Frank Owens' application for the rezoning of the subject property. Mr. Fendig stated that Mr. Owens was seeking a commercial zoning in order that the property might be leased to his company for installation of an advertising sign. Mr. Fendig pointed out that the land was very low and would require extensive fill for most other commercial uses.

It was brought out that the property involved lies immediately south of an area for which the Planning Commission recently recommended denial of a similar rezoning. However, in the previous instance, the Glynn County Commission disregarded the recommendation and rezoned the property.

A motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to recommend the rezoning of the subject property to HC Highway Commercial.

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B-5-67:

Request to rezone, from R-9 Residential to HC Highway Commercial, a triangular shaped tract located at the intersection of Cypress Mill Road and New Community Road, fronting 636.47 ft. on the southwest side of Cypress Mill Road and 783.89 ft. on the northeast side of New Community Road and containing 4.7 acres, said tract being identified as a portion of Lot 210 of the Brunswick Farms - Day & Bloom Tract.

The applicant, Mr. Elliott Robinson of Robinson Homes, Inc., and his attorney, Mr. James Gilbert, were present for a second hearing on the subject request. This application had been deferred on May 2nd, 1967, pending a study of the traffic problems in the vicinity of the intersection of Cypress Mill and New Community Roads.

This study was made by the Planning Director and a report was made to the Commission on June 6th, 1967. The recommendations which were adopted by the Commission were transmitted to the City Commission for appropriate action.

Mr. Robinson endorsed the Planning Commission's recommendation and stated that he and the Union Bag - Camp Corporation would cooperate in allowing the appropriate changes to be made.

A motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to recommend the rezoning of the subject property to HC Highway Commercial, with the further recommendation that Cypress Mill Road be relocated in accordance with the plans that were previously prepared and approved by the Planning Commission.

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Sutton Place South Subdivision:

Mr. Jack Torbett was present for a review of the preliminary plat of the proposed Sutton Place South Subdivision. Mr. Torbett is President of the OSPO Corporation, developers of the proposed subdivision.

The area in question contains about 18.86 acres which is divided into seven lots, a park area, and a lake. It was determined that the park area was sufficient in size to meet the County's requirements for park dedication.

After review, a motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to approve the Preliminary Plat of Sutton Place South, as submitted, subject to a review and approval of the streets, drainage, and water and sewer facilities by the County Engineer and the Board of Health prior to resubmission of the plat.

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Belle Point Subdivision, Resubdivision of Sections 1 and 2 of Area "A":

A motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to defer review of the Resubdivision of Sections 1 and 2 of Belle Point Subdivision until such time as the developer, Mr. Jay Turner, or his representative is present to answer the questions of the Commission.

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Industrial Zone Study:

The Planning Director informed the Commission that the County Commission had requested a study of possible amendments to the Glynn County Zoning Ordinance to grant relief to homeowners in those industrial districts that are predominately residential but show no sign of becoming predominately industrial in the near future.

Such amendments should possibly allow homeowners to expand their homes or even build new homes in their old established neighborhoods. Also, the amendments should

be designed to encourage the use of mobile homes if at all possible.

A motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to request the Planning Director to make a study of the area and make appropriate recommendations.

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Review of Major Thoroughfare Plan:

The Planning Director requested that the members give consideration to a revision of the Major Thoroughfare Plan in view of the many changes that have occurred in the County since the plan was prepared in 1960.

The Commission requested that the Planning Director prepare and submit for consideration at the next regular meeting a revised plan for Major Thoroughfares.

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Proposed Planning Commission Merger:

The Vice-Chairman read letters received from Mr. H. Oliver Welch, the State Planning Officer, and Mr. Anthony A. Alaimo, Chairman of the Coastal Area Commission, regarding the merger of the Coastal Area Commission and the Joint Planning Commission.

Mr. Welch's letter outlined certain criteria that would be required if such a merger were to be accomplished. However, these conditions did not correspond to those which the Joint Planning Commission had indicated would be necessary for a merger. As a result, the Glynn County Commission at a previous meeting voted to reject the entire merger proposal in the interests of preserving the independence of the Joint Planning Commission.

A motion was made by Mr. O'Quinn, seconded by Mr. Wiggins and unanimously adopted to concur with the action of the Glynn County Commission in rejecting the terms outlined by the State as being contrary to the best interests of the Joint Planning Commission.

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Audit for 1966 - 1967:

The audit report for the Joint Planning Commission for the fiscal year ended June 30th, 1967, was submitted to the members for their inspection.

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Meeting Adjourned at 11:00 A. M.