

SPECIAL MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 3rd, 1975

6:30 P. M.

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GC-2-74 B:

Proposed Amendments to the Text of the Glynn County Zoning Ordinance to Establish Rules and Procedures regarding Residential Densities and Lot Coverage Ratios.

The Chairman announced that this meeting had been called for the purpose of continuation of a Public Hearing held on January 28th, 1975, for the purpose of resuming study of the proposed amendments identified above. He added that this would be a review session only with no finalized action being taken.

Planner Hooker, with the aid of schematic renderings, illustrated several proposals on a hypothetical site which would give a residential unit range of 10, 11, 12 and 15. In each instance, percentage of land use, number of stories, off-street parking, walkways, patios, interior and exterior access, preservation of trees and other factors had been taken into consideration. Of the schemes he reviewed, only the 10 unit proposal would be acceptable under the 50% land coverage being proposed for structural improvements.

Thereupon, a lengthy discussion, was held. A number of individuals, representing the St. Simons Concerned Citizens Association, Realtors, Developers, and the Attorney for the St. Simons Company and St. Simons Resorts, Ltd., were present and expressed diverse opinions. Their concern was focused around the proposed 50% land coverage being applicable to various types and size of land sites.

Two basic elements were brought out. First, the effect of the proposed amendments upon tracts and tracts of land already under development; and secondly, their effect upon smaller tracts, within the RR Resort Residential zoned land abutting the ocean beach.

It was determined that, prior to any further review, that types of uses, amount of land available for development, and the like within this beach area be investigated for future study.

A motion was then made by Mr. Cowman, seconded by Mr. Johnson and unanimously adopted that the Director gather more detailed data in this respect for review at another special meeting.

Tuesday, February 18th, 1975, at 7:30 A. M., was established as the date and time for this special meeting.

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MEETING ADJOURNED 8:00 P. M.