

SPECIAL MEETING

THE BRUNSWICK - GLYNN COUNTY JOINT PLANNING COMMISSION

FEBRUARY 18th, 1975

7:30 P. M.

PRESENT: Chairman Wayne E. Floyd, W. H. Cowman, Chas. N. Croft,
Harry I. Driggers, Otto Johnson, Jr., and Father Marlon
S. Poitier

ABSENT: Neal Gale and Cormac McGarvey

ALSO PRESENT: Executive Director Edward H. Stelle and Planner Wm. P. Hooker

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 was a continuation of a Public Hearing
commenced on January 28th, 1975, for the purpose of further study of the
subject proposed amendments.

The Executive Director explained that as requested at the Special
Meeting of February 3rd, 1975, more detailed data had been compiled with
respect to types of uses, i.e., Land/Occupancy; Age; Height; Appraisal
Evaluation and Rental Properties; and the like, within the RR Resort
Residential Districts, particularly the district between the Post Office
and Coast Guard Station.

Using a composite of zoning plate maps for the majority of St. Simons
Island, mainly the southern section, Mr. Stelle pointed out the various
areas zoned Resort Residential. In pointing out these areas, he emphasized
that residential densities and lot coverage ratios of the beach frontage
district was at the present time of prime importance.

Mr. Stelle then reviewed the five land use maps. He explained that
the following information had been derived from records in the Tax
Assessors Office and from on-site inspections.

The Land Use/Occupancy illustration reflected vacant land; whether
residential structures were owner occupied or rented; and structures that
were termed institutional or commercial. Rental Properties indicated
if they were single-family, duplex, or multi-family residential structures.
Land/Building Evaluation showed appraisals ranging from less than \$20,000.00
to more than \$40,000.00. Building Age was demonstrated for a 10 year
period for the years prior to 1940 to the present. Building Height
illustrated the number of stories, if 1, 2 or 3.

Each map was explained and discussed at length. Concern was expressed
that the beach frontage area could easily become a slum area, unless
measures are taken with respect to residential densities and lot coverage
ratios. It was concluded that this area was predominately rental and
multi-family in character, had inadequate off-street parking, and is in
need of up grading.

The Executive Director stated he felt the proposed amendments, having received ample study and review, with a number of modifications agreed upon, were ready for transmittal to the County Commission for its consideration. Mr. Stelle recommended that he incorporate the modifications into a finalized draft for a Public Hearing to be held at the next regular monthly meeting.

Basically these modifications are: 1) exclusion of a single-family use from the land coverage amendment; 2) exclusion of commercial and industrial development from the land coverage amendment; and 3) that inasmuch as the original application by the St. Simons Concerned Citizens Association was for St. Simons Island and Sea Island as "Areas of Scenic Beauty and Historic Interest", rather than the entire County, the proposed amendments should be applicable only to RR Resort Residential and GR General Residential Districts on these island. Mr. Stelle explained that the limitation set forth in 3) was proper as limited restrictions have previously been adopted for these Scenic Beauty and Historic Interest areas.

It was determined that no official action be taken until the Regular Meeting of March 4th, 1975, in order that the Executive Director might have sufficient time to prepare a finalized draft of the proposed amendments.

MEETING ADJOURNED AT 8:45 P. M.