

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
PUBLIC HEARING

October 20, 1992 7:00 P.M.  
Blythe Island Community Center

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MEMBERS PRESENT:

Chairman Wayne Stewart, Chairman  
Georgia DeSain  
Carolyn Hill  
Benjamin Jaudon  
Jack Kite  
Ira Moore

ABSENT:

Sidneye Henderson

STAFF PRESENT:

Larry Taylor, Building & Development  
Deborah Chapman, Zoning Administrator  
Jennifer Detloff, Planner  
Janet Loving, Administrative Secretary

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Chairman Wayne Stewart called the meeting to order and welcomed everyone present. Approximately 300 citizens were in attendance

Following the invocation, Mr. Stewart introduced the following guests: Ms. Willou Smith, GA State Representative; Mr. Bob Boyne, Vice Chairman of the Glynn County Board of Commissioners; Ms. Cathy McClusky, Mr. Gene Leggett, Mr. Fred Tullous, and Mr. Calvin Waye, Political Candidates.

Mr. Stewart stated the purpose of this public hearing is to allow all citizens an opportunity to express their concerns and comments regarding the following request:

GC-27-92

Request to Rezone R-20 One-Family Residential to Planned Development-General (Mobile Home and Commercial Developments), 114.79 acres located between I-95 and Highway 303, having 1,784 feet of frontage on the north side of Highway 303, property known as Tract 4 of Union Camp Corporation (consisting of the unopened rights-of-way of Crossway Road, North Road, Hillery Trace, Cut-Off Road and Charles Street), Blythe Island.

Property owned by West Shore, Inc.  
Mrs. Carol Highsmith, Agent.

The floor was then opened for discussion. Everyone was given an

Mr. Danny Harvey stated that in his opinion, this development is a "smoke screen". He stated he is opposed to this request due to wetlands and drainage problems.

Ms. Willou Smith thanked the Planning Commission for recommending denial of this request. She pointed out that as a State Representative she tries not to get involved with certain issues; however, she felt the need to voice her concerns regarding this request. She stated that the number of mobile home units with the limited number of septic tanks proposed will be hazardous to the environment. She also stated the residents of Blythe Island depend on their wells for drinking water. If the wells were to dry up, then who's responsible, the developer, the residents or the county. She further stated that when the Glynn County Comprehensive Plan was approved this area was zoned R-20 very low-density. The developer is proposing a very high density, which goes against the plan.

Ms. Rebecca Lovett stated she is opposed to this request due to the drainage problems. She also expressed concerned for the welfare of families living in mobile homes. She stated that it only takes 7 minutes for a mobile home to be completely destroyed by fire.

Mrs. Courson stated that 75% of the area is wetlands. She stated the area is just not suitable for mobile homes, and property values would decrease. She further stated the residents of Blythe Island do not need and do not want a trailer park.

Mr. Roger Calaway of R&R Development stated he moved to Blythe Island because of the privacy and he would like to keep it that way for as long as possible.

Commissioner Bob Boyne stated that he supports the Blythe Island Community 100% and applauded the residents for their dedication.

Mr. Ed Williams stated that Blythe Island has always been a single-family residential area. He explained that there are 930 people living in the area, 345 housing units and 86% are owner occupied. He stated it is a safe and quiet neighborhood where people care about each other. He stated he is opposed to this request due to potential traffic and drainage problems.

Ms. Judy King also stated that the area is quiet. She stated she has never been worried about break-ins when she is away from her home.

Mr. Calvin Waye congratulated the Blythe Island Community for standing up for their area and for following through with what could be a future problem.

There was a comment from an elderly gentleman in the audience who stated he lives in a mobile home on Blythe Island