

REGULAR MONTHLY MEETING OF COMMISSIONERS OF ROADS & REVENUE HELD ^{May 3rd 1938} APRIL 5TH, 1938.

Present:- R.A.Gould, W.McD.Harley, C.V.Abbott, J.B.D.Paulk, R.L.Ratcliffe & J.L.Owens.

Minutes last meeting read and approved.

Reports from following received and ordered filed:-

County Superintendent,
Welfare Board,
County Police,
City Hospital.

Bills approved.

Mrs.S.L.High, Mrs.S.K.Brown & Ralph Smith appeared again, asking that County make a donation of \$3,000.00 towards the purchase and furnishing new Y.W.C.A. building.

Upon motion action was deferred until full Board Meeting.

Mr.Roy B.Setzer appeared, asking that bill for his services as Juvenile Court Officer be paid.

Upon motion by J.L.Owens, bill was ordered filed.

The following Planning Board Ordinance was ordered spread on Minutes:-

In regular Session May 3rd., 1938, Commissioner W.McD.Harley moved the adoption of the following ordinance, the motion being seconded by Commissioner C.V.Abbott and upon submission being unanimously adopted, to-wit:-

Be it ordained by the Commissioners of Roads and Revenue of Glynn County, Georgia, and it is hereby ordained by authority of the same after a public hearing which has been had upon the same in accordance with law that the Zoning and Planning Ordinances and rules heretofore adopted and now of force in the County (outside of the City of Brunswick) be amended, complemented and extended in the following particulars:-

1. By setting out and declaring in a preamble the general purposes of such rules and regulations to be "for the purpose of promoting health, safety, morals or the general welfare of the people of the County, including among other things, lessening congestion in the streets, and roads, protecting the development of both urban and non-urban areas, securing safety from fire, panic and other dangers; providing adequate light and air, promoting health and providing such distribution of population and such classification of land uses and distribution of land development and utilization as will tend to facilitate economical and adequate provision for transportation, roads, soil conservation, water supply, drainage, sanitation, education, recreation or other public requirements, conserving and developing the natural resources, fostering the State's agriculture and other industries, and protecting the food supply, The Commissioners of Roads and Revenue of Glynn County hereby ordain and enact as follows:-"

2. Amend subsection (m) of section I by changing the time of public notice as provided therein from ten days to fifteen days.

3. Amend section 4 to include an "AL" Limited Residence District which shall permit the same uses as "A" residence district. The Limited Residence District classification is for the purpose of establishing high quality residential use.

4. In the first paragraph of section 5 delete the words "to be used" and insert instead the work "except."

5. In the first paragraph, fourth line of section 6 delete the words "to be used" and insert the word "except."

6. Section 6 and 7. Amend to permit hotels, subject to such conditions as the Planning Board may prescribed.

7. Section 7. The first paragraph, fourth line, delete the words "to be used" and insert instead the word "except."

8. Section 8. Accessory Uses. The ninth paragraph of Section 8 provides that living quarters for not more than one family consisting of one or more employees of the occupant of the premises may be located in the second story of a private garage, etc. Amend to permit only servants rather than employees of the occupant and to provide that no such garage shall be over one story, or fifteen feet (15') in height, if detached from the main dwelling.

9. Section 9. Under section 9, "D-Agriculture Districts" all types of residence development are permitted. Amend to permit any use provided in District "A" and two family dwellings. Delete the last sentence referring to farm uses and insert instead the following: "agricultural, horticultural and general farming, including dairy, live stock and poultry raising, kennels, nurseries and greenhouses and other similar enterprises and uses."

10. Section 13. Special Restrictions. Include Tourist Camps, Auto Parks and Trailer Camps in the uses and locations which require prior approval by the Glynn County Planning Board; these uses to be subject to such special restrictions as are prescribed by the Planning Board.

11. Section 15. Height and Area. The present Ordinance provided that no building shall occupy a lot area of less than 1200 square feet per family. The following restrictions are placed in effect:

AL-Limited Residence Districts, establishing high quality residential use, the minimum land unit being 12,000 square feet.

The main structure on the premises shall occupy thereon a ground area of not less than that fixed as a minimum as follows:

a. 2 Story -----1500 square feet.

b. I Story -----2200 square feet.

A - Single Family Residence Districts, for the protection of first class, restricted subdivisions and neighborhoods of single family homes on typical urban lots, minimum land unit 6000 square feet.

The main structure of the premises shall occupy thereon a ground area of not less than that fixed as a minimum as follows:

a. 2 Story -----812 square feet.

b. I Story -----1080 square feet.

B-Group Dwelling Districts, minimum building site 6000 square feet, minimum land area per family 3000 square feet.

The main structure on the premises shall occupy thereon a ground area of not less than that fixed as a minimum as follows:

a. 2 Story -----676 square feet.

b. I Story -----896 square feet.

C-Apartment Districts. Minimum land areas 6000 square feet per building site and 3000 square feet per housekeeping unit.

The main structure on the premises shall occupy thereon a ground area not less than that fixed as a minimum as follows:

a. 2 Story -----400 square feet.

b. 1 Story -----530 square feet.

D-Agricultural Districts. Permitting dwellings and accessory buildings incidental to agricultural uses. Minimum land unit 20,000 square feet.

12. Section 17, Setbacks in Residential Districts. Amend this section to provide that no structure can be constructed nearer than 25 feet from the front street line except a one story open porch may be ten feet nearer the front street line.

13. Section 18. Setbacks in Other than Residential Districts. Amend the present provision to provide, in those areas not falling in an established subdivision, no building shall be erected nearer any State Highway than 25 feet from the established right of way line and in any case, regardless of whether or not right of way has been acquired nearer than 100 feet from the center line of the State Highway. On roads other than State Highways no building shall be erected nearer than 25 feet from any established right of way line, and in any case, regardless of whether or not right of way has been acquired, nearer than 75 feet from the center line of the road.

14. Section 19 (a) Side Yards in Residence Districts. Amend the provision that a side yard shall not be less than 1/6 of the height of the building to require that a side yard be not less than seven feet in width.

(b) Rear Yards. Amend the requirement that private garages or accessory buildings be not over twenty-five feet in height to require that garages or accessory buildings not be permitted to be over one story or fifteen feet in height; further that if the garage or accessory building is located on the rear corner of such lot that it shall be placed not closer than three feet from the side line or rear lot line except that by mutual consent of the adjoining property owners, the side line clearance may be waived.

15. And the following amendments, revisions and additions to the description of Zoning maps:-

(a) Add in parenthesis the end of the paragraph headed "E"-Business District" under "Other classified St.Simons properties not subdivided" the following words: (See St. Simons Heights Subdivision revision).

(b) East Beach. Change heading "Coligny Beach (Presbyterian Conference Grounds)" to "East Beach," and the following revisions thereunder;

"A" Residence District. All of the lots and properties lying within this subdivision (with the exception of Block 17 and 18) bounded by Dixon Drive on the East, Ocean Road on the West, First Street on the South and Seventeenth Street on the North.

"E" Business District. The East one-half of Block 17 between 9th., and 10th., Streets, abutting on Bruce Drive (Remainder of Block 17 and all Block 18 is reserved).

(c) St.Simons Heights Subdivision, St.Simons Island, Georgia,

Revise provisions under this heading as follows:

"B" Residence District. All of the lots and properties within this subdivision bounded by and abutting Second Avenue and the North side of Blocks D. and J, and the north sides of the South $\frac{1}{2}$ of Blocks I and A on the North; the "Old Ditch" east of the alley, East of Peachtree Street on the East; the Demere Road on the South; Brunswick Avenue and the west side of the south $\frac{1}{4}$ of Block H, the west side of the North $\frac{1}{2}$ of Block B. and the west side of lot 5, Block B on the west. All of Blocks Q,R and S, between Fourth Avenue and Fifth Avenue.

"C" Residence District. All of the lots and properties within the subdivision

bounded by and abutting Third Avenue and the northerly side of Block A, F, K, N, O, P, E, on the north; the "Old Ditch" and the East side of Block E on the East; Second Avenue and the south side of Blocks E, P, M and L, Brunswick Avenue and the south sides of Block G. and the East $\frac{1}{2}$ of Block A and the south sides of the north $\frac{1}{2}$ of Block H and I on the South; and the east side of the west $\frac{1}{2}$ of Block A on the West.

"E" Business District. All of the lots and properties within the subdivision bounded by and abutting on the west $\frac{1}{2}$ of block A and lots 1-2-3-4-5-6-7 Block B, all fronting on Sea Island and Demere Road.

(d) Sea Island Beach:

Revise provisions under this heading as follows:

"AL" Residence District. All lots lying East of Sea Island Drive from Fourth to Thirty-sixth streets, including Blocks 45 and 79 formerly "Reserved;" all lots lying west of Sea Island Drive from DeSoto Drive to 36th Street except "Park" and "Reserved" areas; Lots 11-38 Block 22, Block 21, and the west $\frac{1}{2}$ of Blocks 23-24-25 all fronting on Lanier Boulevard; Lots 5-11, Block 19 fronting on DeLuna Place and the East $\frac{1}{2}$ of Blocks 15-16 and 17 fronting on Sea Island Drive.

"C" Residence District. All of lots 1-10 Block 22, Block 1, Lots 1-4 Block 18, Lots 1-4 Block 19 fronting on Lanier Boulevard and Block 2 fronting on Sea Island Drive.

"E" Business District. All of lots 12-31 Block 19, the East $\frac{1}{2}$ of Blocks 23-24 and 25, the western $\frac{1}{2}$ of Blocks 18 (lots 10-16) 17-16 and 15 all fronting on Hudson Place and Lots 5-9 Block 18 fronting on Cloister Place; Block 3 and the South portion of Block 7 from the south line of North First Street, to South First Street fronting on Dune Avenue.

Rules and Regulations Governing the Making of Subdivisions Plats.

The Provision that requires lots in residential sections, of not less than forty feet frontage on the street and not less than one hundred feet in depth shall be changed to "in general the side of lots in residential sections shall not be less than 6000 square feet."

On any subdivision located along a State Highway a minimum strip one hundred feet wide, from the center line of the Highway shall be dedicated.

Following Motion was offered and adopted: $\frac{1}{2}$

Upon motion The Brunswick Bank and Trust Company was appointed County Depository from November 1st., 1937 to October 31st., 1938.

Board adjoured,

CLERK.