

MINUTES

GLYNN COUNTY PLANNING COMMISSION
January 5, 1988 9:00 A.M.

PRESENT: Dennie McCrary, Chairman
Dan Coty
Mac Harden
William Holland
Benjamin Jaudon
John Rivers
Gary Strickland

ALSO PRESENT: Larry Taylor, Deputy Director
Zoning and Development Review

Deborah Chapman, Zoning Administrator
Zoning and Development Review

Edward Stelle, Director
Community Development Department

Richard Anderson, Deputy Director
Long-Range Planning Section

Mr. Dennie McCrary called the meeting to order and the invocation was given.

Election of Chairman and Vice-Chairman

Nominations for Chairman for 1988 were called for.

Mr. Benjamin Jaudon nominated Mr. Dennie McCrary to serve as Chairman. Seconded by Mr. Dan Coty.

It was called for nominations to be closed.

Mr. Dennie McCrary will continue to serve as Chairman for 1988.

Nominations for Vice-Chairman for 1988 were called for.

Mr. Dan Coty nominated Mr. Mac Harden to serve as Vice-Chairman. Seconded by Mr. Benjamin Jaudon.

SP-1-88

Site Plan Approval, Sea Palms Conference Center

Bay Colony Properties, Property Owner
Sea Palms Development, Developer

Mr. Roger Steffens, Vice-President of Planning for Sea Palms Development, was present for discussion.

Mr. Larry Taylor stated that the development site contains 8.9 acres. This site is a part of the existing golf and recreation facility. Existing buildings will be removed in phases over several years and replaced by new facilities. The site plan was then presented.

Mr. Taylor stated that drainage, building location, driveways and parking has been reviewed and approved as being adequate for the development by the county staff. All water and sewer plans will require an approval by the County Building Inspection Department before release for construction.

Mr. Steffens then made his presentation. He presented the site plan and a model showing the development of the property. Mr. Steffens stated that phase one of the development will be to remove the existing Inn and build a ballroom, junior ballroom and break-out rooms. Phase two will be to construct the west side by building a new club house facility. Phase three will be the removal of the existing club and build additional accommodations for guest. Phase four will be the construction of the conference center with a recreation building and pool.

Mr. Steffens stated that currently a site plan for multi-family units on the site is for 30 look-out units (60 units). The new accommodations will be for 72 additional units.

Mr. Steffens expressed that for Sea Palms to be competitive in the resort industry, significant improvements must be made to Sea Palms' group meeting facilities, dining area and accommodations.

Following review, a motion was made by Mr. Mac Harden to recommend approval of this site plan. He stated that he feels it will be an asset to the Island. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

SUP-1-88

Request for a Special Use Permit in an R-12 One-Family Residential Zoning District for the location of a Worship

Mr. Larry Taylor stated that under Section 702.4 of the Glynn County Zoning Ordinance this use (church, synagogue, temple or other place of worship) requires a special use permit to be allowed in an R-12 One-Family Residential Zoning District.

The concept plan was presented. It was pointed out that the worship center will accommodate a seating capacity of 250 people and 68 parking spaces will be provided. The structure and parking area will be set back approximately 250 feet from Frederica Road, which will provide a buffer from the road.

Mr. Taylor stated that the adjacent properties are currently being developed as church properties. He stated that the staff feels this use would be compatible with the area and recommends approval.

Mr. Dick Ludlow commented that water and sewer will be available in this area in the near future.

Mr. Williams stated that the development will be served by a septic tank, which the permit has already been obtained.

Following review, a motion was made by Mr. Wm. Holland to recommend approval of this special use permit. Motion was seconded by Mr. John Rivers and unanimously adopted.

GC-2-88A

Amendment to Section 502. Height of Building of the Glynn County Zoning Ordinance, regarding building within flood zones.

Mr. Larry Taylor stated that the proposed amendment came about after two requests for variances to the height requirements were submitted to the Board of Appeals. The Board of Appeals action was to defer action on the applications and refer it to the Planning Commission for comment and recommendations to be received by the Zoning Appeals Board prior to their January 14, 1988 meeting.

Mr. Taylor presented the staff's report stating that the staff feels that FEMA regulations have imposed hardships on people throughout the County, but is a justifiable hardship when weighed against the possibility of flood damage. It is the feelings of the staff that when FEMA regulations cause unusual hardships in meeting height requirements for single-family structures, then the Zoning Appeals Board should review the matter and if it is determined that the hardship does exist, then a variance to the height requirement should be granted based on the following conditions:

- 3) In no case shall a variance for a single-family residence be allowed to exceed forty-five feet (45') in height from the average ground elevation prior to any development, nor shall such building include more than three (3) inhabitable stories.

It is also the staff's recommendation that the proposed amendment be added to Section 502 of the Glynn County Zoning Ordinance.

Mr. William Holland stated that this does not sound right. He explained that in a single-family area you are adding about 10 feet.

Mr. Ed Stelle stated that the height is measured from the 1st floor. For example, the requirement being a 1st floor at 13 feet and your ground elevation is about 10 or 11, the difference would be about 2 or 3 feet above the 35 ft. requirement.

Mr. Stelle explained that years ago Mr. Don McCaskill, previous County Engineer, determined 45 feet to be the average tree top height. He stated that no structure would ever be more than 45 feet above the ground elevation.

Mr. Dick Ludlow stated that he serves on the Board of Appeals and that he finds there is a problem. He stated that sometimes a well designed two-story house just can't be achieved. The Ordinance states that they have to show a hardship exist for a variance to be granted but the Board has not found a hardship in that he can still build with another design.

It was noted that Mr. John Hardee, III has submitted a letter personally opposing the change to the Ordinance.

Mr. William Downey presented a plan showing the problem he has. He needs to build up 6 feet to get to the required 14 foot requirement and the type house he desires cannot be built in 35 feet, it will take 40 feet from the ground. The only alternative would be to put a flat roof on the house.

Mr. Tom Whelchel stated that he has gone to the Board of Appeals on his situation. He wishes to construct a single-family home in Black Banks Subdivision. The lot is at a ground elevation of 7 feet, the first floor elevation is 15 feet which only leaves 28 feet to build a two-story house. It can't be done within the requirements.

Mr. Jim Gilbert, representing Sea Island Company, was present to express their concerns.

Following discussion, a motion was made by Mr. Dan Coty and seconded by Mr. John Rivers to recommend approval of the

Reads:

Section 502. Height of Building

No building shall hereafter be erected, altered or moved so as to exceed the prescribed height limitation for the zoning district in which it is or will be located.

Inasmuch as St. Simons Island and Sea Island are designated as Areas of Scenic Beauty and Historic Interest, no building on said Islands shall hereafter be erected, altered or moved so as to exceed forty-five (45) feet in height, nor shall such building include more than three (3) habitable stories. The area above the uppermost habitable story can be used only for limited storage, mechanical equipment, ventilation system or the roof structure. For exceptions to height regulations, see Article VI, Section 617.

To Read:

Section 502. Height of Building

No building shall hereafter be erected, altered or moved so as to exceed the prescribed height limitation for the zoning district in which it is or will be located except as follows: In Areas defined by the Glynn County's Adopted FEMA (Federal Emergency Management Agency) Flood Insurance Rate Maps as AE Zones and VE Zones, the height calculations for structures shall be determined from the required first habitable floor elevation rather than the average ground elevation of the site prior to any development. In no case shall the height exceed forty-five (45) feet in height from the average ground elevation, nor shall such building include more than three (3) habitable stories.

Inasmuch as St. Simons Island and Sea Island are designated as Areas of Scenic Beauty and Historic Interest, no building on said Islands shall hereafter be erected, altered or moved so as to exceed forty-five (45) feet in height, from average ground elevation nor shall such building include more than three (3) habitable stories. The area above the uppermost habitable story can be used only for limited storage, mechanical equipment, ventilation system or the roof structure. For exceptions to height regulations, see Article VI, Section 617.

XXXXXXXX

Chairman McCrary stated that another motion needs to be made in response to the request of the Board of Appeals.

Mr. Taylor stated that the Board of Appeals wants a recommendation back from the Planning Commission.

Mr. Whelchel encouraged a favorable recommendation on the matter. He stated that he needs the additional 3 1/2 ft. to construct his home as well as approval as soon as he can obtain

Mr. Stelle stated that the Board of Appeals is asking the Planning Commission for guidance. He stated that the amendment will still need to be heard by the County Commission in February, however the Board of Appeals meets in January.

Mr. Jim Gilbert stated that the Planning Commission will not be authorizing the Board of Appeals to do anything, it's just a recommendation. Mr. Gilbert stated that the County might not amend the Ordinance.

Mr. John Rivers made a motion to forward to the Board of Appeals that the Planning Commission agrees with the memo from the staff as to the intent of the amendment to the Ordinance, and if it is determined that the hardship does exist then a special exception to the height requirement could be granted based on the following conditions:

- 1) The applicant's property must be located in either the AE or VE zones of the FEMA Insurance Rate Maps.;
- 2) The applicant's request may not exceed the allowable height permitted in the zoning district when measured from the first inhabitable floor rather than the average ground elevation before development.; and
- 3) In no case shall a variance for a single-family residence be allowed to exceed forty-five feet (45') in height from the average ground elevation prior to any development, nor shall such building include more than three (3) habitable stories.

Motion was seconded by Mr. Benjamin Jaudon. Voting Aye: Messrs. Dan Coty, Mac Harden, William Holland, John Rivers, Benjamin Jaudon and Gary Strickland. Abstained from voting: Mr. Dennie McCrary.

Upon a motion made by Mr. William Holland and seconded by Mr. Benjamin Jaudon, the Minutes of December 1, 1987 were unanimously approved and adopted.

The 1987 Activity Reports on major Subdivisions and Rezoning, Conditional Use Permits and Special Use Permits were submitted for the Commission's information.

Mr. Richard Anderson pointed out that the map on the wall

Mr. Larry Taylor stated that the County has amended Article XI of the Zoning Ordinance regarding amendments to the Ordinance. The new amendment does not require advertisement for the Planning Commission Meetings. It is the staff's feeling that the requests should still be advertised, posted and notification given to the public as it is currently done. If the Planning Commission wishes, they can adopt a policy to continue as we currently do.

It was the consensus of the Planning Commission for the staff to continue as it is presently done.

Mr. Stelle stated that it was taken out of the Ordinance by recommendation of Tom Lee, County Attorney, to meet State Requirements under the State Legislation.

Mr. Richard Anderson stated that the first meeting of the Transportation Planning Coordinating Committee will be an organizational meeting to be held on January 14, 1988 at 10:00 a.m. It was suggested that one member from the Planning Commission attend the meetings. Mr. William Holland was appointed to attend the meetings to represent the Planning Commission.

Meeting Adjourned At 10:00 A.M.