

M I N U T E S

PUBLIC HEARING
GLYNN COUNTY PLANNING COMMISSION
April 28, 1992 6:00 P.M.

Casino, St. Simons Island

MEMBERS PRESENT: Larry Evans, Chairman
Sidney Henderson
Carolyn Hill
William Holland
Ira Moore
Wayne Stewart

COUNTY STAFF: Edward Stelle, Director
Larry Taylor, Building & Development
Deborah Chapman, Zoning Administrator
Jennifer Detloff, Planner
Janet Loving, Administrative Secretary

ALSO PRESENT: Kirk Schlemmer, Coastal Georgia RDC

Mr. Edward Stelle called the meeting to order. He then introduced the Glynn County Planning Commissioners, County Staff and Mr. Schlemmer, Senior Comprehensive Planner with Coastal Georgia Regional Development Center.

Approximately 65 residents and property owners were present for discussion. A questionnaire was issued to everyone which asks specific suggestions on protecting the integrity of the Village. Also on hand were draft copies of the Village District Ordinance and a map showing the boundaries of the Village area.

Mr. Stelle stated the purpose of this public hearing is to introduce the St. Simons Village Plan and to get ideas and suggestions from property owners and merchants on how to improve the ordinance. He stated there will be at least two more public hearings as the concept of the ordinance is solidified. He explained that the plan was written to help protect the historical and original architectural character of the Village area. In addition to the regular ordinances now in place, the plan will create an overlay zone of rules and regulations for the area. The proposed document is a common sense guide for redevelopment or new development in the Village area.

Mr. Larry Taylor presented an outline of the Village Preservation Ordinance as follows -

1. The ordinance would limit outside storage and sale of merchandise on public right-of-way or sidewalks in the commercial area.
2. Tree protection would be in effect for all areas requiring no cutting of trees twelve inches (12") or greater in diameter within twenty-five feet of any property line.
3. Building site coverage would be limited to fifty percent (50%) of lot.
4. No building can be built larger than the average footprint of the buildings located on the adjacent side lots.

5. No building height would be allowed more than ten feet from the original building on the lot or the average height of the building on the adjacent side lots.
6. Height on sloped roof-pitched structures will be measured from the eave to encourage pitched roofs.
7. Site plans, architectural alterations and landscaping plans for all alterations resulting in a ten percent (10%) increase in building square footage or any exterior or facade alterations will be required to be reviewed and approved by the Planning Commission at a public hearing to determine if the new construction has consistency, compatibility and harmony with neighboring structures.
8. Variances and appeals to the Village Preservation Ordinance are made to the Planning Commission. Unfavorable responses from the Planning Commission can be appealed to the County Commission.
9. The Village Area General Commercial District and Core District will no longer allow a restaurant and/or bar as a permitted use but as a special use requiring Planning Commission recommendation and County Commission approval.

Restaurants and/or drinking establishments will be reviewed much closer for compliance with screening from residential areas, controlled use of sound systems and lighting, and outside decks, patios and parking requirements.

This ordinance will encourage the construction of on-site private parking areas for customers or a public parking area in the Village for the increase in public parking.

10. Signs in the Village area in excess of six square feet will require Planning Commission approval with regard to consistency and compatibility with the Village area.

Minimum size of allowed Village signage will be reduced to less than what is allowed in other areas of St. Simons and the County. Control will also be placed on temporary signs, stickers and other advertising materials placed on trash cans, light poles, trees and store front windows.

The majority of residents and merchants spoke in favor of the plan. They applauded its importance and necessity.

One business owner stated he believes this is a good plan. He spoke in favor of the provision to ban sidewalk sales in the Village. "A 365 daily sidewalk sale is not attractive or necessary." However, another merchant disagreed, stating that the sidewalk sale of merchandise adds to the atmosphere of the Village.

A resident in the Village area expressed that the plan is long overdue and stated the boundaries should be expanded to include more residential areas.

At this point the Public Hearing ended with a question/answer session. Chairman Larry Evans thanked everyone for attending and urged them to complete and return the questionnaire issued at the beginning of the Public Hearing.

The meeting adjourned at approximately 7:30 p.m.