

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
October 1, 1991 9:00 A.M.

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MEMBERS PRESENT: Larry Evans, Chairman  
Sidney Henderson  
Benjamin Jaudon  
Lee Kicklighter  
Ira Moore

ABSENT: Carolyn Hill  
William Holland

STAFF PRESENT: Larry Taylor, Development Review  
Deborah Chapman, Zoning Administrator  
Jennifer Detloff, Planner  
Janet Loving, Administrative Secretary

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Chairman Larry Evans called the meeting to order and the invocation was given.

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Site Plan Revision

Demere Village Tract 2  
128,727 square feet, located on the north side  
of Demere Road, St. Simons Island

A & J Investments, Owner/Developer

Mr. Larry Taylor stated that because the developer has not had time to review the proposed changes with adjoining property owners, the applicants have requested a 30 day deferral.

Mr. Taylor pointed out that he did not receive the request for deferral in time to remove the item from the agenda, therefore the Planning Commission would have to vote on the deferral.

It was noted that no one was present to represent this request.

A motion was made by Mr. Benjamin Jaudon to defer action on this request until the November Planning Commission Meeting. Motion was seconded by Mr. Lee Kicklighter and unanimously adopted.

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West Point Lake Subdivision  
Preliminary Plat Revision  
Additional of Two Lots

23.55 Acres, 37 Residential Lots  
Zoned R-12 One-Family Residential  
Mimosa Drive and West Point Drive  
West Point, St. Simons Island

John J. Hart, Owner/Developer

Mr. Larry Taylor stated that the new lots in this subdivision were previously paired with two other lots to create two larger lots. He stated that an expanded federal definition of what a wetland is qualified much of the area around the four lots as being wetlands.

Mr. Taylor explained that in order to have enough highland to build on, the developer had to join the four separate lots into two-lot pairs that would be sold as two large lots. He stated that if the new wetlands rules are approved by Congress and accepted by the four federal agencies in charge of regulating wetlands development, the developer can revert back to the original plan of selling two lots. However, any increase in lots would have to be brought back to the Planning Commission for review. He stated staff recommends approval of this request.

Following review, a motion was made by Mr. Benjamin Jaudon to approve the Preliminary Plat Revision of West Point Lake Subdivision. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

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Upon a motion made by Ms. Sidneye Henderson and seconded by Mr. Benjamin Jaudon, the Minutes of the September 10, 1991 Planning Commission Meeting were approved and unanimously adopted.

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Under Staff Items, Ms. Deborah Chapman explained that due to Mr. Edward Stelle's absence, staff is not prepared to set a date for the Public Hearing on the sign ordinance. However, a tentative date of October 27th is pending. Upon Mr. Stelle's return, staff will confirm this date and report back to the Planning Commission.

Also Under Staff Items, Ms. Jennifer Detloff briefed the Commission on the status of the Comprehensive Plan.

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Under Commission Items, Chairman Larry Evans reported that a letter was submitted to the County Commission requesting that a designated member of the Planning Commission serve as a voting member on the new Water and Sewer Commission. Ms. Karen Moore advised that the County Commission approved the request to have a member of the Planning Commission serve on the Water and Sewer Commission as a representative, not as a voting member. Thereupon, a motion was made by Ms. Sidneye Henderson to nominate Mr. William Holland, pending his acceptance, to serve as a representative on the Water and Sewer Commission. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

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Meeting Adjourned At 9:15 A.M.