

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION
CALLED MEETING
JUNE 27, 1996 9:00 A.M.

MEMBERS PRESENT: Richard Parker, Chairman
Jerome Clark
Robert Fell
Glenda Jones
Lee Noel
Wayne Stewart
Iris Touw

STAFF PRESENT: Keith Flanagan, Director
Dan Reuter, Planning Official
Janet Loving, Administrative Secretary

Chairman Richard Parker called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

SUP-4-96

Consider an addition to a grandfathered Special Use Permit for Glynn Haven Baptist Church in an R-6 One-Family Residential Zoning District for an addition to an existing church located on a tract of land consisting of approximately 38,400 sq.ft., fronting approximately 240 ft. on the south side of Atlantic Drive and located at the corner of 2nd Avenue approximately 640 ft. west of Frederica Road, St. Simons Island.

Ms. Lauren Dean, 205 Pine Street, was present for discussion.

Mr. Reuter presented the staff's report. He stated the exact date the church began operation could not be established by staff; however, the Tax Assessors Office has records from 1962. The church has been grandfathered as a Special Use in the Glynn Haven Subdivision which is zoned R-6. Mr. Reuter pointed out that the request at this time is to expand the existing building to include additional auditorium space and a classroom. The Special Use Permit for the church cannot be expanded without review by the Planning Commission and the Board of Commissioners.

Mr. Reuter explained that the existing parking on the site has remained unpaved during the period the church has existing. However, according to Section 611, Off-Street Automobile Parking Requirements, parking areas greater than 10 spaces are required to be paved. The church is proposing to have 50 parking spaces and therefore, paving would be required. Staff has received verbal acceptance by the church congregation that they intend to pave the parking. The existing and new parking will maneuver into the right-of-way of several minor streets. Due to the low traffic volumes and periods of use of the parking, maneuvering should not be a problem.

Mr. Reuter stated the building additions meet all setback requirements. Also, it appears that no existing trees will be removed. The church is seeking approval from the Planning Commission and the Board of Commissioners prior to the July 4th weekend when a group will be traveling from out-of-state to assist in construction. Mr. Reuter stated staff recommends approval of this request.

Ms. Dean gave a brief presentation. She stated the size of the addition is 1,920 sq.ft. She explained that funds are limited and the only way they can proceed is to contract out. She stated they are willing to comply with all regulations, and paving will be done with the second phase of the project.

Following discussion, a motion was made by Mrs. Glenda Jones to recommend approval of this request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

Condolences were extended to Chairman Parker for the recent passing of his mother. The meeting adjourned at 9:10 a.m.