

MINUTES
MAINLAND PLANNING COMMISSION
OCTOBER 4, 2005 - 6:00 P.M.
Historic Courthouse, 701 G Street

MEMBERS PRESENT: Wayne Stewart, Chairman
Gary Nevill, Vice Chairman
Bill Brunson
Thomas Clark
Jeff Counts, Jr.
Leman "Buddy" Hutchinson
Barbara Stephens

STAFF PRESENT: York Phillips, Planning Official
Iris Scheff, Planner
Gail Wendel, Administrative Tech/Acting Secretary

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

ADOPTION OF AGENDA

Items 1 & 2 are pulled due to the signs being placed incorrectly. The applicants were notified that the items would be deferred to October 18th at 9:00 a.m. Chairman Stewart stated he would like to add to the agenda a discussion concerning signage. Mr. Nevill made a motion to adopt the agenda and Mr. Brunson seconded. All voted in favor.

Chairman Stewart gave a brief recap of the rules and procedures.

ZM-2005-035 (M)

Consider a request to rezone from R-9 (One Family Residential) to M-20 (One Family Residential) property located on North Goodbread Road, approximately 600 feet due north of the in of Walker Road and Golden Isles Parkway. The property consists of approximately ½ acre, with 152.84 feet of frontage on North Goodbread Road. Parcel ID 03-16382 James H. Emanuel, agent and owner.

Mr. Phillips presented the item and directed the board members to look at the location map. He stated that there had been some confusion as to whether the request is for a mobile home or a

manufactured home. The applicant is asking for a manufactured home (double-wide). Mr. Phillips stated that the staff recommends approval.

Chairman Stewart stated that he was also confused regarding the definition of the manufactured home. There was further discussion and Chairman Stewart asked if the lot was at least ½ acre in size and Mr. Phillips replied that it was.

James Howard Emanuel stated that he has owned the property for 10 years and intends to live there himself. Chairman Stewart stated that the neighbors did not have a problem with a “modular” home but they did have a problem with a “mobile” home. Chairman Stewart asked Mr. Emanuel if the medical hardship was still in existence and he replied that he applied for and was granted a rezone to M-20. There was further discussion on this and on a property that does not belong to the applicant. Mr. Nevill asked about the property that was subdivided, did it go through the Planning & Zoning review. Mr. Emanuel stated that it was. There was further discussion on that property and Chairman Stewart asked Mr. Emanuel for a copy of that survey. Mr. Emanuel stated that he will get that for the board.

Going back to the property in this application, Chairman Stewart asked if anyone was speaking opposed. Mr. I.E. Brown, 280 North Goodbread, stated he wanted to see the plat for the property and he does not want several homes to be put on the lot. Chairman Stewart stated that there is a minimum lot size that will be adhered to. Mr. Brown wants to see a survey and the front corners to be located so that the neighbors can see them. Chairman Stewart asked Mr. Brown if he had any other objections or if he was just concerned with lot size. Mr. Brown stated he was just concerned with the lot size.

Chairman Stewart called for a motion and Mr. Counts moved to deny stating that the back lot shouldn't set the precedence for the front lot and he was concerned with the hardship at the end because the residence appeared to be for sale. Mr. Hutchinson seconded.

Chairman Stewart stated that it appears that we are changing a single-family residential, stick-built, neighborhood where people have lived for many years. We are slowly changing it into a mixed neighborhood, it is a quiet neighborhood and it is off the beaten path.

Mr. Clark pointed out that the designations of M-20 and Mh-20 are confusing and Chairman Stewart agreed.

Chairman Stewart stated that we have a motion and a second, all voted in favor of the motion to deny. Chairman Stewart pointed out to Mr. Emanuel that he still has the right to go before the County Commission.

PP-2005-009 (M)

Avondale Phase III, Lots 231-255 (Phase IIIA) - Application by Johns Land Company for preliminary plat approval for a property located on Emmanuel Church Road east of Highway 82. The proposed phase consists of twenty-five lots, to be served by public road, community well, and individual septic tanks. The total acreage is 14.67 acres. The property is zoned FA (Forest Agriculture).

No one was present to represent this item. Chairman Stewart stated that if someone arrives before the end of the meeting, then we will still hear this item.

MINUTES

August 16, 2005 Work Session

September 6, 2005 Regular Meeting

Chairman Stewart stated that we need a motion to approve the minutes for August 16th and September 6th. Mr. Nevill made a motion to approve and Mr. Counts seconded. All voted in favor of the motion.

Under ***Chairman Items***, Chairman Stewart asked why the signs are a problem and that possibly Mr. Nevill could check the signs after they are placed. He also stated that maybe the applicant could be responsible for placing the sign or they could just be responsible for making sure the sign stays in place once staff has placed it. There was further discussion on this and the fact that sometimes unknown persons move the signs. Chairman Stewart asked Mr. Phillips if he knew of any county government or municipality that made the applicant responsible for placing the sign. Mr. Phillips replied that he had and that we used to do that for Board of Appeals. Mr. Phillips stated that he preferred that the staff placed the sign. There was further discussion on this and on purchasing more durable signs.

Under ***Ordinance Committee Report***, Chairman Stewart stated that he had received a call from someone who missed the deadline and wanted to get on the agenda for the October 18th work session. Mr. Phillips stated that he will look into that.

Mr. Phillips stated that they had a meeting and covered several ordinance amendments. One of those is the OC District. He also stated that they have three amendments that will be ready for the next regular meeting on November 1st. One is the change to allow the church affiliated schools, one is to adjust the height limit as it applies in planning district 2 (the island area), and the last is to correct the boundaries of the planning districts so the ones in the zoning ordinance conform to those on the map approved last year. Mr. Phillips stated that there are a couple of other amendments that they will be making a report on at the ordinance committee.

Chairman Stewart stated that everyone is invited to the grand opening ceremony for the relocation of St. Simons Island Fire Station #2 on October 12th.

Chairman Stewart went over the schedule of upcoming meetings.

Mr. Hutchinson made a motion to adjourn, Ms. Stevens seconded. Meeting was adjourned at 7:00 p.m.