

MINUTES
ISLANDS PLANNING COMMISSION
JULY 21, 2015 - 6:00 P.M.
The Casino Bldg., 530 Beachview Drive, SSI

MEMBERS PRESENT: Preston Kirkendall, Chairman
 Desiree Watson, Vice Chairman
 Stan Humphries
 William Lawrence
 Robert Ussery
 Karen Ward
 Joel Willis

STAFF PRESENT: David Hainley, Community Development Director
 Cayce Dagenhart, Planner II
 Karl Bursa, Planner II
 Julie Grimm, Planner I
 Janet Loving, Admin/Recording Secretary

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

Before approval of the Minutes, Mr. Humphries apologized for his passionate comments at the June 16th meeting and thanked the members and staff for their indulgence.

MINUTES

June 16, 2015 Regular Meeting

Upon a motion made by Mr. Stan Humphries and seconded by Ms. Desiree Watson, the Minutes of the June 16th Regular Meeting were approved and unanimously adopted.

AGENDA - Additions, Deferrals, Corrections, Postponements

Mr. Hainley advised that the address posted on the agenda for the August 18th IPC Meeting is incorrect. In order to accommodate the anticipated number of citizens expected to attend, the August 18th Regular IPC Meeting as well as the July 28th Town Hall Meeting will be held in the “Strickland Auditorium” located at Epworth-by-the-Sea, 100 Arthur J. Moore Drive, SSI, Georgia. Both meetings will commence at 6:00 p.m.

VP3073 313 & 315 Twelfth Street - Consider approval for the demolition of a duplex and accessory shed at 313 and 315 Twelfth Street in the Island Preservation District. PARCEL ID: 04-04705. Annie Frazier, agent for St. Simons United Methodist Church, owner.

Mr. John Rentz was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Karl Bursa:

The applicant is proposing to demolish the existing structures. The buildings elevation is non-compliant with the Glynn County and FEMA requirements. In addition, the current structures are in a state of disrepair and would require substantially more than the listed improvement value to make them habitable. According to the Glynn County GIS Division, the existing improvement value of the duplex is \$42,000. The applicant will be required to re-submit an Island Preservation application prior to any redevelopment of this site.

Section 709.7 in the Island Preservation District requires the Planning Division to provide a report regarding the proposal addressing the four (4) criteria as follows:

- (a) The building is of such architectural or historical interest that its removal would be to the detriment of the public interest. **Staff Comment: There is no known historical interest in the structures. They do not meet county or FEMA standards.**
- (b) The building is fifty (50) years or older and of such old and unusual or uncommon design, texture and material that it could be reproduced only with great difficulty. **Staff Comment: Tax records show the improvement values of the existing structures to be very low, as compared to the property value and the value of surrounding properties.**
- (c) Retention of the building preserves and protects an historic place or historic presence. **Staff Comment: Staff is unaware of these structures having historical significance.**
- (d) Retention of the building promotes the general welfare by maintaining and increasing real estate values, generating business, attracting tourists, educating and encouraging study and interest in American history, culture and heritage, or making the county a more attractive and desirable place in which to live. **Staff Comment: It is likely that the redevelopment of this property would provide a positive impact on this neighborhood.**

Mr. Ussery asked if the property in question is below the flood elevation. Mr. Bursa replied yes, the property was built at grade and is in an AE-12 Zone.

Ms. Ward asked if the applicant is planning to put something else on the property once it's been demolished. Mr. Bursa replied no, the applicant's plan is to demolish the property and keep it vacant for the time being.

Mr. John Rentz, spokesperson for the St. Simons United Methodist Church, gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Joel Willis to approve application **VP3073** to allow the demolition of the duplex and accessory shed at 313 and 315 Twelfth Street. The motion was seconded by Mr. Stan Humphries and unanimously adopted.

At this time, Mr. Hainley reminded everyone of the upcoming meetings and the standard procedure in which the Town Hall Meeting would be conducted. For the record, Mr. Joel Willis advised that he has a previously scheduled engagement and will not be in attendance at the July 28th Town Hall Meeting.

There being no further business to discuss, the meeting was adjourned at 6:12 p.m.