



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday, September 12th, 2023 at 5:30 PM
City Hall Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, Leslie Warner, Dan Dalevie, and Jen Fabrick.

Planning Commission members absent:

Community Development Department staff present: Jaime Stein and Delya Carter.

City Attorney present: Amanda Szokoly

I CALL TO ORDER:

The meeting was called to order at 5:30pm by Commissioner Warner.

II MINUTES:

Minutes for August 08th, 2023

MOTION: Commissioner King moved to table minutes; Commissioner Dalevie seconded the motion. The motion carried unanimously.

III OLD BUSINESS & PUBLIC HEARINGS:

1. Reverse Subdivision – W H Gross Construction Co., Mr. Bill Gross, requests a reverse subdivision to combine 2 lots into 1. Tax Parcel ID's S37 02 010 & S3702 010A. Common Location known as 609 Osborne Street. Both properties are currently zoned C-1.

- Jaime Stein presented the staff report.
- Jeff Foster presented on behalf of the owner.
- Commissioner concerns are wanting to know more information about the walkability and street parking along with onsite availability. Identify the handicap and golf cart parking spaces.

PUBLIC COMMENT

None

MOTION: Commissioner Fabrick moved to table the reverse subdivision; Commissioner Dalevie seconded the motion. The motion carried unanimously.

IV NEW BUSINESS:

1. **Minor Subdivision** – Bill Gross requests a minor subdivision of parcels 148A 022 & 148A 023. Property is currently zoned R3. Common location known as the southeastern parcels off Inlet Reach Circle.



- Jaime Stein presented the staff report.
- Bill Gross presented as the owner.

PUBLIC COMMENT

- Cindy Walters at 513 Palmetto St.- concern is there is no sewage for drainage on the property. This floods her yard, and she has complained to the city and filed a complaint with Brunswick.
- Dolores Bright Bass at 2115 Douglas Dr.- concern is the drainage from that property.

MOTION: Commissioner King moved to approve the minor subdivision with staff recommendation with a proposed deraigned dench; Commissioner Dalevie seconded the motion. The motion carried unanimously.

2. **Rezoning** – John DuPont requests a rezoning/planned development amendment for Tax Parcel # 121 059. Property is currently zoned PD.

- Jaime Stein presented the staff report.
- John DuPont presented on behalf of the owner.
- Commissioner Warner discussed about this site is to be a tax credit project with equity, investors long trim oversite on the affordability and the condition and maintenance on the units.
- Dr.
- Commissioner Fabrick concern was the traffic flow out the community onto Kings Bay Road. Also changing where the playground would be located.
- Amanda Szokoly city attorney stated that the wording for the motion should say “if a public road because available adjacent to this parcel it should be utilized as the primary ingress and egress.”

PUBLIC COMMENT

- Ron Stallings at 15 Coastal- Gave a statement and a little history on how the community of Barrier Island Way came about.
- Patricia Stephens at 20 Coastal Walk, concern is the number of homes and traffic.

MOTION: Commissioner King moved to approve the rezoning with staff recommendation and a condition if a public road because available adjacent to this parcel it will be utilize as the primary ingress, egress; Commissioner Fabrick seconded the motion. The motion carried unanimously.

3. **Reverse Subdivision** – Roy & Karen Wilson are applying for a reverse subdivision to combine 2 lots into 1. Tax Parcel IDs 160C 857 & 160C 858. Common Location known as 103 & 105 Sean Lane. Property is currently zoned PD.

- Jaime Stein presented the staff report.



- Jeff Froster presented on behalf of the owner.

PUBLIC COMMENT

None

MOTION: Commissioner Fabrick moved to approve the reverse subdivision; Commissioner Dalevie seconded the motion. The motion carried unanimously.

4. **Rezoning** – Lisa Ghrist requests a rezoning of parcel S12 01 010 to MH to place a manufactured home on the property. Property is currently zoned R1. Common location known as 854 Point Peter Road.

- Jaime Stein presented the staff report.
- Lisa Ghrist presented as the owner.

PUBLIC COMMENT

None

MOTION: Commissioner Dalevie moved to approve the rezoning with the condition of only having one manufactured home placed on the property; Commissioner King seconded the motion. The motion carried unanimously.

V **DISCUSSION**

VI **ADJOURNMENT**

Commissioner Dalevie moved to adjourn the meeting at 7:05pm and Commissioner King seconded the motion. The motion carried unanimously.

Typed by Delya Carter