

**MINUTES**  
**GLYNN COUNTY PLANNING COMMISSION**  
**JULY 2, 2002**

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**MEMBERS PRESENT:** Wayne Stewart, Chairman  
Lamar Cole, Vice-Chairman  
Mike Aspinwall  
Perry Fields  
Hal Hart  
Jonathan Williams

**MEMBERS ABSENT:** Ann McCormick

**STAFF PRESENT:** York Phillips, Planning Division Manager  
Carolynn Segers, Planner II  
Tyler Frazier, Planner II  
Ellis Carter, Building Official  
Gail Wendel, Admin.Technician/Recording Secretary

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Chairman Stewart called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. Chairman Stewart gave a brief recap of the rules and procedures.

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Chairman Stewart introduced the item on the consent agenda: **VP-2002-01**, application by Ken and Shelan Bryson, owners, for demolition of existing garage cottage and construction of single family residence. Property is located at 552 Poplar St., situated on the south side of Poplar between Neptune Way and Oak Street. He is confused because the staff recommends denial and yet it is on the consent agenda. Mrs. Segers stated it was placed on the consent agenda as they were preparing their staff recommendations and after a full evaluation of the application they recognized a technical flaw in the proposal. She further stated that there is one section of 709.5, General Provisions, as to lot coverage, height and building footprint and only in the building footprint, because they had to compare structure sizes, at the time the ordinance was written which is 1992, the proposal exceeded that. However, if we were to do the same comparisons with the same structures as they exist today, or even as they existed in 1998, it would have fallen well within the average. The only difference is what existed in 1992 according to the reading of the ordinance as it is written today and what has been permitted from 1995 to 2001. Chairman Stewart stated he wanted to bring this up before adopting the agenda.

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Chairman Stewart asked for a motion to adopt the agenda. Perry Fields so moved and Mr. Williams seconded. Mr. Aspinwall had a question and Chairman Stewart said that would be handled on the consent agenda. Chairman Stewart called the question and all present voted in favor to adopt the agenda.

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Chairman Stewart asked if there were any comments on **VP-2002-01**. Mr. Aspinwall stated that this situation points out why this particular part of the ordinance is confusing, it's hard to enforce, and it is certainly confusing to the people in the village. He further stated that as we move forward with the ordinance review, he thinks this needs to be taken under advisement and looked at very carefully. Chairman Stewart added that Commissioner Aspinwall is the one heading up the committee reviewing the village preservation. Mr. Fields pointed out that we have denied houses in the past that exceeded size because they could not produce sufficient hardship to satisfy this board, the owners then went before the County Commissioners with support from the neighbors and were approved. He further stated that this is a moot issue and that the Planning Commission should not even be voting on it. Chairman Stewart called for a motion to approve, Mr. Hart so moved and Mr. Aspinwall seconded. Chairman Stewart asked if there was any discussion to which there was no reply, he then called the question and all voted in favor to approve.

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Chairman Stewart announced item #2: **GC-2002-10**, Application by Don Woods, owner, to rezone from FA to LI property located on the northeast side of New Jesup Highway (U.S. 341) near the intersection of Zuta Branch Road, and consisting of approximately 3.005 acres with approximately 450 feet of frontage on New Jesup Highway.

Ms. Segers read into the record the background: This is a request to change the zoning to permit construction of a fabrication shop. Current zoning for much of the area is FA (Forest Agricultural), although there is a small area located to the east of subject property which was recently rezoned as HC (Highway Commercial) to provide for an automotive repair shop. Adjacent land uses include standing timber, the Georgia Forestry Commission's fire tower and a saddle club. The site currently has a building which will be removed and replaced with a 30' X 60' building and two open sheds.

Ms. Segers read into the record the findings of fact:

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation -**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

***Yes. The 3 acre site will provide sufficient size for the proposed development, and would be in character with adjacent land use activities.***

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

***No. The proposed use is consistent with the existing use and development of adjacent land.***

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

**Yes**

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

***No. The proposed use would not create a high demand for services. Access provided by U.S. 341 is sufficient to accommodate delivery trucks.***

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

***The future land use map identifies this area as Agriculture Forestry.***

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

***Since adoption of the Comprehensive Plan, the U.S. 341 corridor has experienced increased development. The proposed use is a relatively low intensity use.***

Mrs. Segers stated that it is the conclusion of staff that the site is appropriate for the use requested and the recommendation is for approval.

Chairman Stewart asked if anyone here is speaking in opposition to which no one replied. He then asked Mr. Woods if he would like to make a statement. Mr. Woods introduced himself and stated he was available to answer any questions.

Chairman Stewart stated the chair was looking for a motion. Mr. Fields asked if this would require a DOT permit for access. Mrs. Segers asked Mr. Woods if there was an existing access and he replied that there is not but that he has a DOT permit. Vice-Chairman Cole made a motion to approve and Mr. Hart seconded. Chairman Stewart asked if there was any discussion and hearing none he called the question. All present voted in favor of approval.

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Chairman Stewart announced item #3: **GC-2002-11**, Application by Mr. Tommie A. Williams to rezone from CP to RE, the application has been pulled at the applicant's request.

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Chairman Stewart announced item #4: Proposal to adopt a Development Procedures Manual pursuant to Section 909 of the Glynn County Zoning Ordinance and Section 1004 of the Glynn County Subdivision Regulations. The Manual will provide detailed technical information about the methods to be used in receiving and processing applications for development review.

Mr. Phillips stated that this item has been discussed many times and the Planning Commission appointed a committee consisting of Mr. Shupe, Mr. Johns and Mr. Driggers. He stated that they met several times and made adjustments, which are reflected in the proposed manual. The ordinance that authorizes adoption of the manual is to be considered by the Board of Commissioners this evening; therefore the Planning Commission's recommendation would be subject to their adopting the ordinance. If everything goes well then the manual would be put before the Board of Commissioners at their mid-July meeting and the effective date for the ordinance and the manual would be August 1<sup>st</sup>. This date would make this manual effective for the change in Planning Commission meeting dates. Mr. Phillips asked if there were any questions.

Chairman Stewart stated he thinks everyone understands the manual and he has heard good things from the committee and that we need to pass this. Mr. Fields stated that he had several questions. He asked about line 103 and wanted to make sure that there was only one process for appeal and Mr. Phillips assured him that there was only one process. Mr. Fields then asked about line 204 and where it says by "close of business" and asked if we have standard published hours of business and Mr. Phillips stated that he was unaware of published hours and it is implied to be 5:00 p.m. Chairman Stewart suggested inserting 5:00 p.m. and asked if anyone would have a problem with that. No one expressed a problem; there was further discussion on this and on what to do if there is a holiday that interferes. It was agreed to insert 5:00 p.m. and that in the event of a holiday, the deadline would go to the next business day. Mr. Fields asked about section 206, lines 26 through 28, the word "easily" should be removed. Also, it says "next planning agenda", it should be "next available agenda". After further discussion it was agreed to make these changes also.

Chairman Stewart asked if there were any further comments and hearing none asked for a motion. Mr. Williams moved to approve and Mr. Aspinwall seconded. Chairman Stewart asked if there was any further discussion and hearing none called the question. All present voted in favor.

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Chairman Stewart announced item #5: **SP-200206041351, Floor Décor Storage Building**, Request by Ernest Knight, lessee, for review of a site plan for Floor Décor Storage Building on property consisting of 0.364 acres located on the east side of Gary L. Moore Court, approximately 1,200 feet south of its intersection with Airport Road.

Chairman Stewart stated that the Planning Commission members did not receive any site plans and the situation is the same with Martin – Marietta, therefore they cannot vote on them. He suggested that they be deferred until August.

Mr. Phillips discussed the procedures we have now and what we are trying to change. Mr. Fields stated that if the Planning Commission discusses these site plans at all, then we have to take action on them. He further stated that if the applicants have done everything required of them and have done it on time, then he does not want to make them wait another month. There was further discussion on what happened and Chairman Stewart stated that if the applicant got everything in on time, then we should pass it around and take a look at it. Mr. Hart stated that he had a problem because there is no Planned Development text with the application. Mr. Frazier stated that we have a copy of the text. There was further discussion. Chairman Stewart suggested deferring these items until later in the meeting until the site plans and the Airport Planned Development text can be reviewed. Mr. Hart stated that both site plans should not be treated equally because one is complex while the other is not. Mr. Fields stated that on the Floor Décor application, six departments had not yet reviewed the site plan so how can the staff make a recommendation. Mr. Frazier stated explained that there is a difference between “Needs to Review” and “Review in process” and there was further discussion on this. Chairman Stewart polled the delegation: Mr. Fields stated maybe after a recess we could handle these items. Mr. McClemore of Martin-Marietta stated that they would be willing to wait until August. There was further discussion. Mr. Aspinwall stated he would wait until August. Vice-Chairman Cole, Mr. Williams and Mr. Hart were willing to go ahead today. There was further discussion and Chairman Stewart stated that Items #5 and #6 will be deferred until after Item #10 at which time the Planning Commission will take a break for 30 minutes to an hour to review these items.

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Chairman Stewart announced item #7: Application – **Vacate plats for Dune Cottages**, Request by Sea Island Company, Inc., for approval to vacate the final plat for Forest Road and Forest Lane as recorded in Plat Book 27 on Page 100. This action also includes vacation of the minor subdivision plat for lots 419, 421, 424, and 444, Dune Cottages at Ocean Forest as recorded in Plat Book 27 on Page 203. The property involved consists of 6.288 acres within a private right-of-way and 1.876 acres of lots. This request is related to the following item, proposed preliminary plat for Dune Cottages at Ocean Forest. The property is zoned planned development.

Mr. Phillips stated that there was previously approved a preliminary plat and a final plat for this subdivision which consisted of a street and utilities in an area with the idea that the individual lots would be established through the minor plat process because of the inability to predict where the lot lines would fall. That process began and then the owner decided to rearrange the street and utilities in certain specific segments. What the owner has submitted is a request to vacate those plats and it is accompanied by signatures of all the various owners and the next item is a new preliminary plat. The ordinance is a little unclear as to process but our best reading of it indicates that the Planning Commission reviews it and makes a recommendation to the Board of Commissioners. Staff recommends that if the Planning Commission recommends approval of this vacation of a plat then it will be put on the next Board of Commission meeting, July 18<sup>th</sup>, and on the next item, if the Planning Commission approves the new preliminary plat, it will be approved subject to the approval of the vacation by the Board of Commissioners. He further stated that no one has any problem with the vacation and that we recommend that the Planning Commission recommend approval.

Chairman Stewart asked Jim Gilbert if he had any comments and he stated that he was available for questions and that he had some maps to show, he pointed out some features. There was further discussion and Mr. Frazier pointed out that this is an update of the Sea Island Master Plan.

Chairman Stewart asked if there were any members of the public that wanted to comment and no one replied. Chairman Stewart asked if the members had any questions and hearing none asked for a motion. Mr. Hart made a motion to approve and Vice-Chairman Cole seconded. Chairman Stewart asked if there was any discussion and Mr. Fields pointed out the 30' emergency access in the area of Rutledge and asked where that access is located now. Mr. Gilbert replied that it is in the same place. Mr. Fields asked if these are minor adjustments in the road and Mr. Gilbert replied yes. Mr. Phillips stated that Sea Island has constructed the roads and utilities but he doesn't think there are any houses there. Mr. Aspinwall stated that lots had been sold and a dock was under construction. Mr. Gilbert replied that the dock is outside of this subdivision. Chairman Stewart asked if there were any further comments or questions, hearing none he called the question. All present voted in favor of recommending approval.

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Chairman Stewart announced item #8: **PP-200206031317, Dune Cottages at Ocean Forest**, Request by Sea Island Company for approval of a preliminary plat for Dune Cottages on property consisting of 13.565 acres located to the at the north end of Sea Island. Access to this subdivision is from Forest Road, which is a gated, private extension of Sea Island Drive. The property is zoned planned development. Note: this request includes a request for variance regarding length of dead-end road.

Mr. Phillips stated that this is related to the previous item, this is the new preliminary plat showing the rearrangement of the road and the utilities. He stated it also requests a variance from the length of cul-de-sac based on the emergency access. If this is approved, we will receive a construction plan showing the rearrangement of the road and utilities. Also the four minor platted lots are vacated and 10 or 12 new lots are on this preliminary plat with other areas where additional lots will be created as development occurs. Staff recommends approval of the variance and the preliminary plat. Chairman Stewart asked if the applicant had any comments and Mr. Gilbert stated that he was available to answer questions.

Chairman Stewart asked if any members of the public had any comments, hearing none he asked for a motion. Mr. Fields moved to approve the variance and Mr. Aspinwall seconded. Chairman Stewart called the question. Vice-Chairman Cole, Mr. Aspinwall, Mr. Fields, Mr. Hart and Mr. Williams all voted in favor to approve. Chairman Stewart abstained.

Chairman Stewart asked for a motion on the preliminary plat. Mr. Aspinwall so moved and Mr. Williams seconded. Chairman Stewart asked if there was any discussion and Mr. Fields asked Mr. Edenfield and Mr. Shupe if Forest Road varies below 40' and Mr. Shupe stated it doesn't vary below 50'. Mr. Fields asked that a statement to that effect be put on the final plat and Mr. Shupe stated that it would be done.

Chairman Stewart asked if there were any further comments, hearing none he called the question. All present voted to approve.

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Chairman Stewart announced item #9: **PP-200206031228, Sea Palms North Cottages, Phase II.** Request by Springfield Properties, LLLP, for approval of revised preliminary plat for Sea Palms North Cottages, Phase II, on property consisting of 5.366 acres located to the east of Frederica Road on St. Simons Island. Access to this subdivision is through Sea Palms North Cottages (Sea Palms Lane).

Mr. Frazier stated that this is a preliminary plat application that is almost identical to one received in January and put on the consent agenda for the February meeting. At that time, one of the issues was lot 5 where North Cottage Lane is coming through for the new subdivision. The owners in Phase I were aware of this condition at the time. Staff recommends approval of the preliminary plat contingent on issues to be addressed at construction plan phase. Mr. Frazier stated that he received a letter from Carol Hoffine on Monday, July 1, 2002. Mr. Frazier distributed copies of the letter to the Commission members and Mrs. Hoffine informed everyone that she was present. Mr. Fields asked what the road was before and Mr. Frazier replied that it was a lot of record. Mr. Fields asked if there was anyone present for the applicant and Jeff Whigham with Springfield Properties introduced himself. Mr. Frazier stated that there is a condition that the common area is to be reverted to the owner and this is what Ms. Hoffine and Ms. Jones are concerned about. He stated that if that were the case then the pump station that was to be located in the common area would have to be relocated. Mr. Fields asked where it would be put and Mr. Frazier replied that they would have to solve that. Mr. Phillips stated that it could be put in the lift station easement, which would be dedicated to the county. He also stated that the reversion of the common area would be subject to the easement.

Chairman Stewart asked if the applicant representative would like to make any comments. Mr. Whigham stated that there are three conditions he is in agreement with. The first is that they cooperate fully with traffic safety or any other agency to make sure that the intersection of Sea Palms Lane and North Cottage Lane is a safe intersection. Second, there was a request that they run the water, not only to the southeast most cul-de-sac, but extend it another 175' to 200' beyond that to the southeast corner of the entire tract. He stated that while that is a considerable expense to them, in the interest of being good neighbors, it seems reasonable under one condition for us that we would want Glynn County to connect and loop that system in. He stated that would provide their homeowners, as well as those homeowners in Phase I, a dual water system. Third, there was a request to extend North Cottage Lane to Frederica thereby changing Sea Palms Lane to North Cottage Lane and he thinks that seems reasonable and he would be willing to cooperate with that, though he that is outside of their abilities. He stated that based on the report, and the previous approval, that this would be a good project and they would be glad to conform to those conditions. He stated that he was not prepared to address the additional item that has been raised here but that he could talk to Mr. Shupe and Mr. Hutcheson and they could do whatever they can.

Chairman Stewart asked if anyone was here to speak in opposition and Mr. Jack Kern stated that he was not in opposition but he has a question. He owns Lot 2 and changing the name of Sea Palms Lane would be an inconvenience to him and he asked what is a pumping station and how big of a facility would that be. Chairman Stewart replied that the name change is up to GIS and his other questions could be answered by Mr. Shupe. Ms. Hoffine stated she owns Lot 4 and she was not in favor of changing the street name and she is concerned about traffic and she would like to see speed bumps and a stop sign at a certain location. She further stated that it is documented that when Lot 5 became a street, there would be a portion that would be deeded to each of them. She further stated she is concerned if there is going to be a pump station there and concerned about current drainage

issues. She also pointed out the oak trees in the area, they would like to see them remain there. Chairman Stewart advised Ms. Hoffine that the drainage and the stop sign questions needed to be directed to the proper departments.

Chairman Stewart asked if there were any further comments. Mr. Fields stated that the common area is going to pose a major problem in the way of private property, not with a planning issue. He stated that he is extremely reluctant to vote in support of this project with this issue unresolved. He stated that Springfield Properties bought this property, they bought the conditions that went with it and Ms. Hoffine has a contract that states that part of this lot will be deeded to her and that was part of her consideration in buying this property.

The common area has a note (#6) that states the common area will be maintained by the developer or the homeowners association. Mr. Fields stated that he had a problem with that; it should be one or the other. Mr. Whigham stated that he was not aware of this condition but that he was interested in meeting all of the obligations he faces, both as a good neighbor and those that are legally binding. He further stated that what he does know for certain is that he holds deed of record, clear title, without any doubt to lot 5 and the rest of that. He stated that if through further investigation, due diligence, he finds that there is a previous agreement that is incumbent upon him, that would have to affect the entire title process on the piece of property, but as of right now, you will find that lot 5 belongs wholly and completely to Springfield Properties. He is interested in conforming with that but he wanted to note that he is quite certain of the ownership. Chairman Stewart stated that this normally would not be a planning issue, but one for the courts. However, since we have it before us, it is hard to deal with it.

There was further discussion and on the first approval. Mr. Kearns stated that Phase II was not previously approved, it was only Phase I. Mr. Whigham stated that Phase II was preliminarily approved for development and that he is just making changes to it. Chairman Stewart asked to see the changes and Mr. Shupe showed them what was previously approved. There was further discussion and on the fact that lot 5 ownership is a civil matter. Mr. Shupe stated that the pump station can be relocated. There was further discussion on this and on the wetlands that were permitted to be filled in. Mr. Fields asked Tim Ransom how much square footage is required to maintain a pump station and he replied that the current area is not big enough. There was further discussion on this and on the cost of alternatives.

Chairman Stewart suggested deferring this until August so that these issues can be resolved. Mr. Whigham did not want to do that and stated that all of these issues would be addressed at the construction plan phase. Mr. Frazier pointed out that section 705.4, construction plans, states under requirements for proceeding with a construction plan, a "copy of the proposed preliminary plat or, if available, a copy of the approved preliminary plat"; so certainly Mr. Whigham could move forward with the construction plans and those could be brought before this Planning Commission review. Chairman Stewart asked the delegation what they would like to do: Mr. Fields replied he would vote if Mr. Whigham wants a vote. There was some discussion and Mr. Fields moved to deny the preliminary plat. Mr. Aspinwall seconded. There was further discussion and Mr. Whigham requested a deferral and the discussion continued. Mr. Fields withdrew his motion. Chairman Stewart then asked Mr. Whigham if he would like to defer until August to which he replied yes.

Chairman Stewart announced item #10: **PP-200206031009v3, Regents Park, Phase I**, Request by FLB, Inc. for approval of a preliminary plat for Regents Park on property consisting of 11.694 acres located on Green Swamp Road approximately 4,540 feet east of New Jesup Highway.

Chairman Stewart asked if anyone was present representing the applicant. Mr. Frazier stated that the agent of the applicant requested a deferral until August.

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Chairman Stewart announced item #11: Approval of the minutes of June 4, 2002. Mr. Fields moved to approve the minutes and Mr. Williams seconded. Mr. Hart stated that concerning Live Oak Power Plant, he had asked for section 617, the height variance, to be read into the record and the minutes do not reflect that. Mr. Frazier pointed out that these were a summary of the minutes and Mrs. Loving would provide a complete draft of the minutes in time for the August 1<sup>st</sup> meeting. Chairman Stewart stated that the minutes would be deferred. Mr. Hart also pointed out that on GC-2002-08 requested to from “R-9” and it should be “R-12”.

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Chairman Stewart announced item #12: Chairman Items

- a. Chairman Stewart asked for suggestions for a date of the next workshop. There was further discussion and it was decided that it would be Tuesday, July 30<sup>th</sup>, at 5:00 p.m. There was further discussion on the length and content of the workshops.

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Chairman Stewart stated that we would take a break and then prepare to hear items #5 & #6.

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Chairman Stewart announced item #5: **SP-200206041351, Floor Décor Storage Building**, Request by Ernest Knight, lessee, for review of a site plan for Floor Décor Storage Building on property consisting of 0.364 acres located on the east side of Gary L. Moore Court, approximately 1,200 feet south of its intersection with Airport Road.

Mr. Phillips gave a brief recap of the project. Mr. Fields asked why we have two different site plan numbers. Mr. Phillips stated it is all the same project, the second number is just for a revision submitted last week. Mr. Phillips stated that the drainage issues were addressed in version 2 and the parking issue is a calculation issue which will be worked out. He further stated that there is a driveway issue which requires a meeting with the engineer to see if we can refine that a bit because there is truck maneuvering involved. He stated that the Airport Commission has given their approval of the building design. He then asked if there were any questions.

Mr. Fields asked what the color of the roof is. Mr. Knight replied that they haven't submitted colors yet but they may use green (currently used on other buildings) or blue and khaki. Mr. Stewart asked if there were any further comments, in favor or in opposition. Hearing none, he called for a motion. Mr. Aspinwall so moved and Chairman Cole seconded. Mr. Hart stated that it needs to be listed as “retail / storage” because it is now listed as “retail storage” only. Chairman Stewart agreed.

Mr. Fields stated that we need to incorporate into the approval of the site plan, the elimination of that area of parking referred to and that it be designated as “open space, not for future development”. There was further discussion. It was agreed that would be an amendment to the motion.

Mr. Fields asked if there was a lighting or signage issue and Mr. Hart stated read the ordinance regarding this. Mr. Ransom pointed out the sewer was installed in 1999 and if they have to work on it, this proposed building would be disturbed. There was further discussion and Mr. Knight and Mr. Hutcheson stated that the building footer would not be in the setback. There was further discussion and Mr. Frazier stated that the ordinance and the technical requirements are in conflict.

Chairman Stewart called the question and all present voted in favor.

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Chairman Stewart announced item #6: **SP – 200206041518, Martin Marietta – Brunswick Yard**, Request by Martin Marietta Aggregates, owner, for review of a site plan for a construction aggregate distribution yard/asphalt plant on property consisting of approximately 21 acres lying between the CSX railroad tracks and the Norfolk Southern railroad tracks, generally south of SR 330 (Community Road) and east of US 341 in the Arco area (4141 Southern Road).

Mr. Phillips stated that this is an industrial project on industrial land bordered on 2 sides by railroad and on a third side by industrial uses and the historic use of the use has been similar in character to what is proposed, though what is proposed is an upgrade of what has been there. He stated that there are a few issues, the first is the buffer; it partially exists but will be supplemented on the north edge against the residential. He further stated there is a need for coordination with engineering and the developer to be sure that the Whitlock St. improvement facilitates this development of this site. There was further discussion and Mr. Williams stated that he should abstain from involvement in this issue because of water issues and his role on the City Commission.

Mr. Phillips stated the second issue is making sure the final plans have the necessary drainage calculations and the third relates to the provision of water, this area is served by the city. There would need to be an extension of the water line and he suggested we help facilitate coordination between the developer and the city regarding utility improvements. He further stated that he suggests that if the Planning Commission is comfortable once the discussion is heard, that they approve the plan subject to those issues being finalized in the final site plan.

Gil McLemore, attorney for Martin-Marietta, pointed out that the Edgy Planning Mill had been on the property for 48 years, the area is historically industrial. He stated that money exists to pave the road but had not been paved because of a right-of-way issue with the railroad which will be worked out. Mr. Fields asked what the issue is. Mr. McLemore stated that he was not sure. There was further discussion and Mr. McLemore stated that there are no issues to look at today but they are willing to work it out. There was further discussion. Mr. McLemore stated that Pruitt & Purcell will be doing the drainage work for them. He further stated that on the utilities standpoint, the asphalt plant does not require water as part of the process and the piles of stone do not require water. There is an existing well on the property that was used by Edgy Planning Mill and is near their building. He stated that the city may or may not be involved and there has been mentioned the issue of fire protection and they are talking about alternatives with the Fire Department such as city

water or a tank on the property. The utility plan will be developed in cooperation with the county. He talked further and pointed out again that they will work with the county.

Chairman Stewart asked about fire protection and asked what size well was on the property and Mike Edgy replied that it is a 2" well. Chairman Stewart stated that the board did not have the authority to make the applicant bring in city water and that possibly a well for fire protection could be drilled or, as was previously discussed, on site storage of water. There was further discussion and Chairman Stewart asked how wide is the buffer. Mike Blowbaum replied 25' and there was further discussion. Mr. Fields stated that we cannot require them to install a buffer.

There was further discussion. Mr. Blowbaum stated that the buffer would be 25' with a density of 2" caliper trees and they could get some density calculations that they have used in other locations. Mr. Fields asked if they would maintain the buffer and Mr. Blowbaum stated that they would. Mr. Hart asked what the height of the asphalt plant would be and Mr. Blowbaum replied that the silos would probably be 75' high. Mr. Hart pointed out that the height limit there is 60' and Mr. Blowbaum stated that they would work within that limit. Mr. Hart asked where the asphalt storage is and Mr. Blowbaum said it would be in the silos.

There was further discussion and Mr. Hart asked about sewage treatment and Mr. Blowbaum replied that there is a septic system is on site. Mr. Hart was concerned that the 30' road would not be adequate. There was further discussion and Mr. Blowbaum stated that it would be adequate. Chairman Stewart asked if the silos would be the highest structures on the property and Mr. Blowbaum replied that they are. Mr. Fields asked if an adjustment is needed and the buildings need to be moved to accommodate the Whitlock St. right-of-way could they handle that and Mr. Blowbaum said that it would be fine. There was further discussion. Mr. Fields stated that the city would like to see a utility plan for an extension of the water service. He stated that he has a problem with the county saying to the city that we would make this line be extended 2,000' to tie into this customer. It may be necessary for fire protection, we don't know that, but he does not think it is a county government function to extend the city water lines. There was further discussion.

Mr. Hart pointed out that some things were still missing in the submission. There was further discussion and Chairman Stewart asked staff if the applicant had submitted everything on time and Mr. Phillips stated that they had. There was further discussion. Chairman Stewart stated that he could vote on this as it is. Mr. Fields asked the applicant if they have thought about having to set back their facilities in the event the county asked for more right-of-way. Mr. Blowbaum stated that they have. Mr. Edgy stated that the county has already surveyed the road with regard to paving and they know where the offset is going to be and they will build past that. There was further discussion.

Chairman Stewart asked if there were any other comments and Tom Swan asked what are the hours of operation and he was concerned about noise, lights, odor, and toxic and/or non-toxic emissions. He also was concerned about the traffic. There was further discussion. Mr. Fields stated that we are not changing zoning therefore we cannot turn it down based on traffic or hours of operation. There was further discussion. Mr. McLemore pointed out that by bringing in materials by train they have greatly reduced the truck traffic and that there is not sufficient business here in Glynn County to keep the plant open for 24 hours a day, though he cannot predict exactly what hours they will operate. Chairman Stewart pointed out that lighting is not depicted on the site plan. Mr. McLemore

stated the lighting will be directed away from the residential area and away from the buffer. There was further discussion. David Brisley pointed out on the site plan how the lighting will impact the area and how the plant operates as to the activity. Chairman Stewart stated that because the traffic is limited on this road, this use will create an increase and discussed the impact it will have. There was further discussion.

Chairman Stewart asked if there were any further comments and hearing none, called for a motion. Mr. Fields made a motion to approve with the following conditions:

1. That there be a 30' buffer along the north property line where it abuts the residential zoning, that it be a planted buffer, and that 50% of the planting done is with native evergreen and drought resistant shrubs that will not to exceed 10 to 12 feet in height, and that the remaining 50% of the planted buffer be of trees with a 2" caliper and that they will be 10 to 12 feet in height to start with. So the idea is that 50% is low and 50% will be high so we try to have a combination there.
2. Fire protection to be agreed upon between the applicant and staff.
3. Road improvements needed to be agreed upon between the applicant and staff.
4. Drainage to be agreed upon between the applicant and staff.

Mr. Fields stated that if there is a conflict with any one of those necessary improvements, that the issue will be resolved by the Planning Commission at their next available meeting. Vice-Chairman Cole seconded. Chairman Stewart called the question. Chairman Stewart, Vice-Chairman Cole, Mr. Aspinwall & Mr. Fields all voted in favor. Mr. Hart was opposed and Mr. Williams abstained. Chairman Stewart stated that the motion was carried.

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Mr. Phillips was about to start with the staff items and being that the items had just been distributed this morning, Chairman Stewart deferred these items until the board could review them. Mr. Phillips just explained a few things and there was further discussion. There was also discussion about surface mining and landfills.

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There was discussion about a comment made on a radio talk show that the members of the Planning Commissioners were on the take.

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There was further discussion on the staff items, the address ordinance, and the GAZA conference.

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Mr. Fields asked if the County Commission has approved the new Planning Commission schedule of 6:00 p.m. on the first and third Tuesday of each month. Chairman Stewart replied that they had approved the change.

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Chairman Stewart adjourned the meeting at 1:08 p.m.