

MINUTES
GLYNN COUNTY PLANNING COMMISSION
August 5, 2003 - 6:00 P.M.

MEMBERS PRESENT: Perry Fields, Chairman
Mike Aspinwall
Jay Kaufman
Ann McCormick
Gary Nevill
Robert Ussery
Jonathan Williams

STAFF PRESENT: York Phillips, Planning Manager
Janet Loving, Admin/Recording Secretary

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

Upon a motion made by Ms. Ann McCormick and seconded by Mr. Robert Ussery, the August 5, 2003 agenda was approved and unanimously adopted.

At this time, Chairman Fields presented a plaque to Mr. Hal Hart in grateful appreciation for his outstanding service and leadership during his 6 yr. 8 mo. tenure on the Glynn County Planning Commission. On behalf of the Planning Commission and county staff, Chairman Fields wished him continued success in his future endeavors. Mr. Hart thanked the members and staff for their patience and support.

GC-2003ZT-8

An ordinance to re-adopt the Subdivision Regulations of Glynn County, Georgia, and for other purposes.

According to a memo addressed to the Planning Commission, Mr. Phillips explained that the Subdivision Regulations were originally adopted in 1976 and have been amended and reprinted from time to time. Staff has just completed a reformatting and cleanup of the existing regulations, including a search of Board of Commissioners minutes over the last three years to verify that all recent amendments have been included. An updated copy has been posted on the county's web site.

Lacking an absolute assurance that the document contains all the amendments made over time, the County Attorney's office suggests that it be formally re-adopted to ensure that the current copy is fully enforceable. No substantial changes are proposed.

A copy of the amendment was included in the packages for the Planning Commission's review. Staff's recommendation is for approval.

Chairman Fields wanted to make sure that the version included in the packages would be the version used by everyone. Mr. Phillips assured him that everyone would be using the same document, including staff. He added that any further amendments would be incorporated via the Internet and distributed.

Following a brief discussion, a motion was made by Mr. Gary Nevill to recommend re-adoption of the Glynn County Subdivision Regulations. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

GC-2003ZT-9

An amendment to the Glynn County Zoning Ordinance, Article XI (Amendments), Section 1105.1 (Notice of Public Hearing), Section 1105.2 (Withdrawal), Section 1106 (Notice), and for other purposes.

In a memorandum addressed to the Planning Commission, Mr. Phillips explained that there is a technical problem concerning the assignment of responsibilities and the coordination of tasks. Staff suggests that this problem be remedied by way of an amendment, which was included in the packages for review. Mr. Phillips stated that staff's recommendation is for approval.

Following a brief discussion, a motion was made by Mr. Robert Ussery to recommend approval of this request. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

GC-2003ZT-12

An amendment to the Glynn County Subdivision Regulations, Article VIII (Minor Subdivisions, Re-subdivision of Land and Vacation of Plats), Section 802 (Re-subdivision of Land) and Section 802.1 (Procedural Requirements), so as to modify procedures for the re-subdivision of land, and for other purposes.

Mr. Phillips pointed out that this item received an extensive review at a workshop last week and the intention is now very clear. He stated that the intent is to conform the process for abandonment and the process for re-subdivision to make them compatible in order to resolve procedure discrepancies, particularly relating to modification of easements.

Mr. Phillips stated that staff has had several discussions with the County Attorney who has come up with slight variation in the language. However, the wording does not materially affect the amendment. The change that the County Attorney suggested in Section 1 of 802 is to make it clear that the revision to the plat be shown by using dotted lines or other distinct markings. This will ensure that the submitted plat shows the changes. Mr. Phillips elaborated on other changes suggested by the County Attorney; however, he stated that staff is comfortable with the amendment as it is written. He stated that he has not had an opportunity to meet with the County Attorney and compare his exact wording with what was discussed in the workshop. Mr. Robert Ussery suggested moving forward with the proposed amendment and if the County Attorney has issues of concern, the item could be brought back for further review. The Planning Commission concurred.

During the course of discussion, the Planning Commission suggested the following revisions: (Words highlighted have been added, words with strikethrough lines have been deleted.)

Section 2, Line 15: ...does not change the **existing** location...

Section 2, Line 18: ...~~the necessity of~~ abandoning the incorrect or unused portion...

802.1 b) Line 46: ...may ~~appeal to~~ **request review by** the Planning Commission.
(Anywhere the term “appeal” appears, strike through and add the term “review”)

Following discussion, a motion was made by Mr. Gary Nevill to recommend approval of this amendment with the above referenced revisions. The motion was seconded by Ms. Ann McCormick and unanimously adopted.

PP-2003-0131-1400 Golden Isles Gateway, Portion of CR-7
Request to modify approved preliminary plat for Village Way and Village Court.
Preliminary Plat was approved on March 4, 2003.

Mr. Cameron Bland and Mr. Jeff Halliburton were present for discussion.

In a memorandum addressed to the Planning Commission, Mr. Phillips explained that the preliminary plat for this item provides for the spine road within the commercial portion of the PAWS development along the east side of I-95, just south of SR99. The various portions of that commercial development will then be handled through minor plats as the detailed design unfolds. Each commercial development will also receive site plan review by the Planning Commission.

The applicant seeks to make a change in the layout of the cul-de-sac within the development. Staff’s review indicates that any issues will need to be addressed through the construction plan phase where the level of detail will allow a more thorough analysis. Staff’s recommendation is for approval.

Following review, a motion was made by Mr. Robert Ussery to approve this request. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Ms. Ann McCormick, Mr. Robert Ussery and Mr. Jonathan Williams. Abstained From Voting: Mr. Gary Nevill.

SP-2002-0507-1626 Sea Island Lake Cottages, Ph. II
Request by Bill Edenfield for extension of site plan approval for five (5) row houses to be located on the south side of Sea Island Lake Cottages Drive, approximately 180 ft. east of the development entrance on Sea Island Causeway. Property owned by Sea Island Company.

Mr. Bill Edenfield was present for discussion.

In a memorandum addressed to the Planning Commission, Mr. Phillips explained that this site plan was originally approved on August 5, 2002. A preliminary plat has also been approved for the road. The applicant has been working to complete the requirements for construction plan and final plat approval, and has requested an extension of the approved site plan while this process moves ahead. A copy of the overall plan of development was included in the packages for review, along with the site plan for this phase.

There have not been any changes in applicable regulations or in the conditions affecting the site plan approval. Staff's recommendation is for approval.

During the course of discussion, Chairman Fields commented that currently there is a type of gate that automatically opens at the sound of the siren of emergency vehicles. He stated that perhaps the applicant would be interested in this relative to the proposed development. Mr. Edenfield stated that he would look into it.

Following discussion, a motion was made by Mr. Gary Nevill to approve this request. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

MINUTES

Regular Meeting: July 1st

A motion was made by Ms. Ann McCormick to approve the Minutes of the July 1, 2003 Planning Commission meeting. The motion was seconded by Mr. Gary Nevill. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Ms. Ann McCormick, Mr. Gary Nevill, Mr. Robert Ussery and Mr. Jonathan Williams. Mr. Jay Kaufman was not a member at that time and therefore abstained from voting.

Regular Meeting: July 15th

A motion was made by Mr. Gary Nevill to approve the Minutes of the July 15, 2003 Planning Commission meeting. The motion was seconded by Mr. Mike Aspinwall. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Mr. Gary Nevill, Mr. Robert Ussery and Mr. Jonathan Williams. Ms. Ann McCormick did not attend the July 15th meeting and therefore abstained from voting.

CHAIRMAN ITEMS

Election of Vice Chairman

Chairman Fields stated that he would seek a candidate for this position at the next meeting.

Under **Staff Items**, a list of current ordinance amendments was included in the packages for the Planning Commission's review. Upon review of this list, the members eliminated the amendments that action had been taken on. A new list will be generated at the next meeting.

Also under Staff Items, Mr. Phillips announced that this is the 27th anniversary of adoption of the Glynn County Subdivision Regulations, and a general discussion followed.

There being no further business to discuss, the meeting adjourned at 7:45 p.m.