

MINUTES
GLYNN COUNTY PLANNING COMMISSION
February 18, 2003 - 6:00 P.M.

MEMBERS PRESENT: Hal Hart, Chairman
Perry Fields, Vice Chairman
Mike Aspinwall
Ann McCormick
Gary Nevill
Robert Ussery
Jonathan Williams

STAFF PRESENT: York Phillips, Planning Manager
Carolynn Segers, Planner II
Tyler Frazier, Planner II

Chairman Hal Hart called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. A motion was made by Mr. Perry Fields to approve the agenda for the meeting. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

GC-2003-01

Application by Scott Markowitz, agent for Simon One Properties, LLC, to rezone from Forest Agriculture to Office Commercial property located at 2915 Demere Road near the intersection of Main Street and consisting of .62 acres with 132.32 ft. of frontage on Demere Road.

Staff distributed a letter that had been received from Mr. James A. Bishop, Jr., requesting that this matter be deferred to allow a resolution of the property ownership issue that had been raised at the previous meeting.

Following discussion, a motion was made by Mr. Robert Ussery to defer this request. The motion was seconded by Ms. Ann McCormick and unanimously adopted.

Request for Variance from the Glynn
County Subdivision Regulations
Request by the Sea Island Company for a variance from Section 602.2g Permanent Dead-End Streets, in accordance with Article IX of the Glynn County Subdivision Regulations.

Messer. Jim Gilbert, Bill Edenfield, Bill Foster, Jr., and Bobby Shupe were present for the discussion.

The staff's report was presented by Mr. Tyler Frazier, recommending approval of the request.

Mr. Jim Gilbert made a brief presentation describing the project, including discussions that had been held regarding the street-length issue.

Mr. Perry Fields noted that the eventual development would have two major entrances.

Following discussion, a motion was made by Mr. Gary Nevill to approve the request. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

PP-2003-0121-1655 North End, Phase I

Application by Sea Island Company for approval of a preliminary plat on 429.25 acres zoned Planned Development. The subject property is located on the north end of St. Simons Island near the intersection of Lawrence Road and Hampton Point Drive.

Messer. Jim Gilbert, Bill Edenfield, Bill Foster, Jr., and Bobby Shupe were present for the discussion.

Mr. Tyler Frazier presented the staff's report and recommended approval of the request. Mr. Frazier also discussed buffers and setbacks from marshes and wetlands.

Mr. Jim Gilbert made a presentation discussing the buffer issue, stating that the Sea Island Company has worked extensively with the Army Corps of Engineers and state agencies on wetland protection issues and other environmental issues. He suggested that the buffers suggested by staff were not required. He also suggested that a note might be added to the plat regarding the presence of areas that might require setbacks and buffers, and provided the Planning Commission with a letter on this point.

Mr. Bobby Shupe discussed his understanding of the kinds of buffers that are required and the way in which the state required buffers are measured. Mr. Perry Fields discussed his research on the buffer issue and stated that he does not think that any wording should be shown on the plat.

There was further discussion regarding the materials included in the packages and the requirements of Section 618 of the Zoning Ordinance. Mr. Gilbert stated that he thinks Section 618 is confusing and unenforceable.

Following discussion, a motion was made by Mr. Perry Fields to approve the request without any specifications as to buffers or setbacks. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

CHAIRMAN ITEMS

a) Planning Commission Items

Mr. Fields stated that he had two concerns regarding the legality of some of the marsh and wetland regulations that were being discussed. He stated that the state lacks jurisdiction over certain waters due to the nature of the original king's grants. Furthermore, he pointed out that some regulations were being challenged in federal court under Section 1983 of the Civil Rights Act.

b) Discussion of Fendig Amendments

There followed a discussion of several amendments that are pending as a result of Commissioner Fendig's initiative. Mr. Phillips stated that staff is seeking guidance on the priority and schedule for bringing these items to the Planning Commission.

Following considerable discussion on the appropriate steps in reviewing ordinance proposals, Chairman Hart suggested that each issue should be (1) considered in a public workshop setting to allow public input; (2) discussed by the Planning Commission in a workshop to arrive at the wording of an amendment to be formally considered; and (3) considered at a formal public hearing, with formal action being taken by the Planning

Commission at a subsequent meeting. It was generally agreed that the workshops should be held beginning at 5 p.m. prior to regular meetings that begin at 6 p.m.

It was agreed that a public hearing would be held at 5 p.m. on March 4, 2003 to review the proposed ordinance on building heights. The ordinance was scheduled for public hearing by the Board of Commissioners in January 2003, but the matter was referred to the Planning Commission.

There followed a discussion of the status of specific items that are being considered, including the dead-end streets issue, the guest quarters issue, site coverage (to be considered at a workshop at 5 p.m., March 18, 2003), buffer standards, the RR district, the Village Preservation requirements, and tree protection regulations. It was agreed that staff would arrange a workshop on wetlands and wetland protection standards. Chairman Hart directed staff to place items on the agenda as soon as reports are ready to discuss. There was additional discussion of the dead-end streets issue.

There being no further business to discuss, the meeting was adjourned at 7:25 p.m.