

**MINUTES**  
**GLYNN COUNTY PLANNING COMMISSION**  
**JUNE 1, 2004 - 6:00 P.M.**

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

**STAFF PRESENT:** John Peterson, Director  
York Phillips, Planning Manager  
Janet Loving, Admin/Recording Secretary

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

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Regarding Item 14a) on the agenda, Mr. Phillips pointed out that due to the changes in the meeting schedule largely because of the G8 Summit, staff is suggesting that if deemed necessary, June 22<sup>nd</sup> could be the date for the Planning Commission's second meeting of this month. Chairman Fields stated that the necessity of having a meeting on June 22<sup>nd</sup> would be determined as tonight's meeting progresses.

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Upon a motion made by Mr. Robert Ussery and seconded by Ms. Ann McCormick, the agenda for the June 1<sup>st</sup> Planning Commission meeting was approved and unanimously adopted.

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Chairman Fields announced that according to a notice placed on the agenda, Application **#GC-2004-09 Steffens/Stroud** has been removed from the agenda at the request of the applicant. However, Chairman Fields refused to remove this item and stated that he would like an explanation from the applicant. He pointed out that this course of action involves expenses and is unfair to the adjacent property owners and interested parties who are in attendance tonight. He further stated that the two options to consider in this case would be to either withdraw the application or defer it to a time-certain.

Mr. Roger Steffens, agent for the Stroud family, stated that the intent is to defer the request to a future meeting, but the Stroud family has not determined when that meeting would be. Chairman Fields then referenced the expense of re-notifying the adjacent property owners, the general public and the publishing cost for the Brunswick News, which he stated should not be incumbent upon the taxpayers. He stressed that this application would either be deferred to a time-certain or withdrawn by the Stroud family and resubmitted at a later date with a new submittal fee. Mr. Phillips stated that if the request is deferred, the advertisement could be placed in the Brunswick News in time for the July 1<sup>st</sup> Planning Commission meeting.

There was a general discussion about the length of time needed to resubmit the application. Mr. Steffens stated that he did not attend the meeting where the decision was made to defer the application; therefore he is not certain about how much time is needed for the re-submittal process. Mr. Ussery stated that he did attend the meeting and feels that 60 days is more in keeping with what was discussed. Mr. Phillips stated that 60 days would put the item on the August 3<sup>rd</sup> agenda. However, Chairman Fields stated that he would prefer 30 days because he does not want to have this request lingering.

At the end of discussion, the Planning Commission concluded that no action would be taken on this application. Technically, the application is withdrawn and would be re-submitted and re-advertised at a later date.

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The Planning Commission referred back to staff's suggestion of possibly conducting a meeting on June 22<sup>nd</sup>. The Commission decided to vote on the matter. Thereupon, a motion was made by Mr. Robert Ussery who stated that if necessary, a meeting would be scheduled for the Glynn County Planning Commission on June 22, 2004 at 6:00 p.m. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

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GC-2004-03

Consider a request to amend the Planned Development-General Text for Barnes Plantation (originally approved under application GC-30-94) to change the development standards for the commercial building and site located at 1700 Frederica Road on the east side of Frederica Road opposite Edwards Plaza, and consisting of 0.981 acres with 285.3 feet of frontage on Frederica Road. The principal change would be to allow joint use of parking for church and commercial uses. Applicant: Jim Fucetola, agent for Frederica Baptist Church, Inc., owner.

Mr. Mike Warren was present for discussion.

The staff's report and the required findings of fact are already part of the record and are included in the official Minutes of April 6<sup>th</sup> and May 18<sup>th</sup> meetings.

At the May 18<sup>th</sup> Planning Commission meeting, the applicant and a representative of the concerned neighbors, Mr. Jack Overman, submitted a revised version of the change requested for the PD Text. The proposal was discussed and the Chairman agreed to facilitate a "cleaned-up" version to be presented at this meeting. The following was distributed and discussed at length:

**Proposed Amendment to PD Text for Barnes Plantation**

The purpose of the change to approved PD Text is to allow for joint use of the parking associated with the commercial building located at 1700 Frederica Road. It being understood that at present, the building is being used for both commercial retail use and use by a church. The on site parking provided is insufficient to support both uses.

Notwithstanding any provision to the contrary, the following provisions shall apply to the commercial building and associated property located at 1700 Frederica Road in addition to those already in effect in the PD text.

1. Joint use of parking under Section 723.7 (d) shall be permitted subject to:
  - a) Church activities and commercial (office/retail) shall be during different time periods. The customary use by the church (other than

the use of church offices on 3<sup>rd</sup> floor) will be before 1:00 p.m. on Sunday, and evenings after 6:00 p.m.

- b) Wedding and funerals will be prohibited before 6:00 p.m. All ingress/egress to and from church will be by using the front entrance of the building when possible.
- c) The joint use parking provision shall terminate at such time as the ground floor is no longer used for church/sanctuary purposes.
- d) Total use during any particular time period shall be limited to that which meets and is supported by the present parking criteria availability.
- e) These joint parking provisions are limited to church uses. No further expansion of commercial (i.e. non-church use) shall be permitted beyond the original retail and office space as outlined in the site plan for A.B.N.A. Inc. dated March 8, 1999.
- f) It being understood that the ground floor of the building was modified to be used as a church sanctuary. The modified ground floor of the building will be used for traditional church purposes only. In the event that the ground floor is not being used as a church; then in that event, the ground floor area's use shall be limited to on site storage by the tenants of the remainder of the building. Any other use except as herein provided shall require a PD Text amendment.

***The following paragraph is to be deleted:***

- ~~2. It is expressly understood and herein provided that the ground floor (i.e. portion of said structure opening to the east side, Barnes Plantation Residential Side) shall not be used for commercial purposes other than for \_\_\_\_\_ at anytime whatsoever, now or in the future, even if property is transferred, and said provision shall run with said land accordingly. This provision is to provide for the quiet enjoyment of the residential neighborhood, and to limit activities, which would be associated with noise created by such environment, as well as other activities, which would infringe on said quiet enjoyment.~~
- 2. These provisions may be implemented as provided by Section 723. Items 12 and 13 under Resolution #R-25-95 (the resolution adopting the amendment to the original PD zoning) are hereby amended to provide that no further review of the site plans by the Board of Commissioners shall be required.

During the course of discussion, it was noted that minor language had been inadvertently omitted from the text. Also, language that should have been deleted was left in. The text was edited to include the changes as discussion progressed but not everyone had copies. Therefore, Chairman Fields advised that this item would be tabled until later in the meeting to allow staff time to provide copies of the revised text for everyone.

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GC-2004-08

Consider a request to rezone from R-9 One-Family Residential to Highway Commercial, property located at 4584 New Jessup Highway consisting of approximately 19,000 square feet on the northeast side of New Jessup Highway, 220 feet southeast of its intersection with Park Way, and having 67 feet of frontage on New Jessup Highway. Applicant: Clara C. Gaetz, Executor of the Estate of Lois B. Chaney.

*It was the consensus of the Planning Commission to defer this item until later in the meeting pending arrival of a representative.*

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PP-2004-0422-1045 Country Walk, Phase II

Application by Driggers Homes, Inc., owner, for approval of a preliminary plat for property located on the east side of Harry Driggers Boulevard adjacent to Country Walk Phase I. The project consists of 201 single-family lots on 99.6 acres, and will be served by Glynn County water and sewer and public streets. The property is zoned Planned Development-General and is part of the Golden Isles Gateway tract.

Mr. Terry Driggers was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

Staff has reviewed this proposed preliminary plat has no significant comments that cannot be addressed during the construction plan review phase. Therefore, staff's recommendation is for approval.

Following discussion, a motion was made by Mr. Robert Ussery to approve this request. The motion was seconded by Mr. Jay Kaufman. 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.

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PP-2004-0422-1505 Clearwater, Phase II

Application by owners, Clearwater Partners, LLC, for approval of a preliminary plat on property located approximately 350 feet west of US 17, and approximately 4,600 feet southwest of the US 17 and Buck Swamp Road intersection. The project consists of 34 single-family lots on 10.698 acres, and will be served by Glynn County water and sewer and public streets. The property is zoned Planned Development-Residential and is a phase within the Clearwater Planned Development.

Mr. Ray Richard was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

Staff has reviewed this proposed preliminary plat and has no significant comments that cannot be addressed during the construction plan review phase. Therefore, staff recommends approval of this preliminary plat.

Following review, a motion was made by Ms. Ann McCormick to approve this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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Discussion resumed on Agenda Item #1 (*GC-2004-03*). The following revision to the proposed amendment was distributed and noted as the last version of the amended text.

**Proposed Amendment to PD Text for Barnes Plantation**

The purpose of the change to approved PD Text is to allow for joint use of the parking associated with the commercial building located at 1700 Frederica Road. It being understood that at present, the building is being used for both commercial retail use and use by a church. The on site parking provided is insufficient to support both uses.

Notwithstanding any provision to the contrary, the following provisions shall apply to the commercial building and associated property located at 1700 Frederica Road in addition to those already in effect in the PD text.

1. Joint use of parking under Section 723.7 (d) shall be permitted subject to:
  - a) Church activities and commercial (office/retail) shall be during different time periods. The customary use for church purposes, including weddings and funerals (other than the use of church offices on 3<sup>rd</sup> floor) will be before 1:00 p.m. on Sunday, and evenings after 6:00 p.m.
  - b) All ingress/egress to and from church will be by using the front entrance of the building when possible.
  - c) The joint use parking provision shall terminate at such time as the ground floor is no longer used for church purposes.
  - d) Total use during any particular time period shall be limited to that which meets and is supported by the present parking criteria availability.
  - e) These joint parking provisions are limited to church uses. No further expansion of commercial (i.e. non-church use) shall be permitted beyond the original retail and office space as outlined in the site plan for A.B.N.A. Inc. dated March 8, 1999.
  - f) It being understood that the ground floor of the building was modified to be used as a church sanctuary and fellowship hall. The modified ground floor of the building will be used for church purposes only. In the event that the ground floor is not being used for church purposes; then in that event, the ground floor area's use shall be limited to on site storage by the tenants of the remainder of the building. Any other use except as herein provided shall require a PD Text amendment.
2. These provisions may be implemented as provided by Section 723. Items 12 and 13 under Resolution #R-25-95 (the resolution adopting the amendment to the original PD zoning) are hereby amended to provide that no further review of the site plans by the Board of Commissioners shall be required.

During the course of discussion, Mr. Overman commented that the above amendment is “a good compromise.” He thanked the applicant, staff and the Planning Commission for their assistance and cooperation.

Following discussion, a motion was made by Ms. Ann McCormick to recommend approval of the request to amend the Planned Development-General Text for Barnes Plantation with the above stated final verbiage. The motion was seconded by Mr. Robert Ussery and unanimously adopted.

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PP-2004-0427-1645 Glynn Place Commercial  
Park East, Block F, Lots 7A-7F

Application by Ralph Tolman, owner, for approval of a preliminary plat for property located on the north side of Altama Connector and on the east side of Scranton Connector. The project consists of six commercial lots and a common area on 10.95 acres. The property is served by City of Brunswick water and sewer and is zoned Planned Development-Shopping and is part of the Glynn Place Mall development.

Mr. Ralph Tolman was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This is an application for approval of a preliminary plat for property located on the north side of Altama Connector and on the east side of Scranton Connector. This property wraps around the north and east sides of the new Kentucky Fried Chicken/Long John Silver's development and the adjacent strip center.

Staff has reviewed this proposed preliminary plat and has no significant comments that cannot be addressed during the construction plan review phase. Therefore, staff recommends approval of this request.

Mr. Gary Nevill commented that he would like to see the preliminary plat statement added for the chairman's signature. Staff concurred.

Following discussion, a motion was made by Mr. Gary Nevill to approve this request subject to the preliminary plat statement being added for the chairman's signature. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

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PP-2004-0429-1155 Hunter's Ridge

Application by Sundown Properties, owner, for approval of a preliminary plat for property located on the east side of New Sterling Road and on the west side of Cassell Road. The project consists of 68 single-family lots on 51.885 acres zoned Forest Agriculture. The project will be served by a private community water system and individual septic systems, and streets will be public.

Mr. Jeffrey Counts was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

Staff has reviewed this proposed preliminary plat and has no significant comments that cannot be addressed during the construction plan review phase. A variance from the requirement that the project be served by county water and sewer will need to be requested.

Staff recommends approval of the preliminary plat subject to obtaining the variance for water and sewer and subject to meeting all requirements.

Mr. Phillips stated that the GIS Department has requested that the name of the development be changed from Hunter's Ridge to Maggie's Ridge to avoid confusion or delays relative to the 911 Emergency System. (There is an existing subdivision named Hunter's Point.)

Mr. Nevill stated that he would like to see a modification on the plat. Item #1 under *Surveyor's Notes* ("In my opinion, this plat of survey did not require approval pursuant to O.C.G.A...") needs to be deleted. Also, the phrase "Do Not Record" should

be added under the *Certificate of Preliminary Plat Approval*. The Planning Commission concurred.

Following discussion, a motion was made by Mr. Gary Nevill to approve this preliminary plat subject to the removal of surveyor's note #1 and with the phrase "Do Not Record" being added under the Certificate of Preliminary Plat Approval. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

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SP-2004-0503-1200 First Church of the Nazarene  
Request by The First Church of the Nazarene, owner, for site plan approval of a church to be located on the northeast corner of Harry Driggers Boulevard and Hardwood Forest Drive. The property is zoned PD and is located within the Golden Isles Gateway Planned Development.

Pastor Tom Legg was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This is an application for approval of a site plan for a 7,900 sq. ft. First Church of the Nazarene. The property is located on the northeast corner of Harry Driggers Boulevard and Hardwood Forest Drive near the Altamaha Canal.

Staff has reviewed the proposed plan and finds no significant issues. Technical comments (Utilities and Engineering) can be resolved during the building permit site plan review process.

Staff's recommendation is for approval of the site plan subject to meeting all requirements.

In order to avoid a conflict of interest, Chairman Fields advised that Ms. Ann McCormick would abstain from discussion and voting on this item.

Chairman Fields commented on staff's recommending approval of this request subject to meeting all requirements. He stated that the site plan is suppose to have met all requirements before the Planning Commission takes action. Mr. Phillips stated that this is an on going "conundrum." He explained that site plans get really specific when progressing closer to the actual building stage, i.e., location of water and sewer lines, drainage calculations, etc. These issues are usually not addressed at the level of detail in the Planning Commission's version of the site plan. Staff typically reviews the plans and if there are any substantial changes to the layout of the project or anything materially of interest, the plan would then go back to the Planning Commission. Mr. Phillips stated that this is usually a progression of several steps, and each step involves getting some level of review when there are still some issues at hand. In this particular case, there are some utility issues that cannot be fully resolved until the building is designed.

There was a brief discussion on the ownership of the 100 ft. drainage/utility easement of the Brunswick Altamaha Canal. Afterward, a motion was made by Mr. Robert Ussery to approve this site plan. The motion was seconded by Mr. Gary Nevill. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Mr. Gary Nevill, Mr. Robert Ussery and Mr. Jonathan Williams. Abstained From Voting: Ms. Ann McCormick.

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## SP-2004-0518-1300 Steamboat City

Request by Steamboat City Theme Park LLC, owner, for site plan approval of a 135-acre theme park and visitor parking lot located south of SR 99 west of Petersville Road and east of I-95. This property is zoned PD and is located within the Golden Isles Gateway Planned Development.

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

The following report from staff was included in the packages for the Planning Commission's review.

This is an application for approval of a site plan for a 135-acre theme park located within the Golden Isles Gateway Planned Development. This site plan addresses the park itself, along with the parking area. The site is located south of SR 99 west of Petersville Road and east of I-95.

The Golden Isles Gateway Planned Development was originally created in 1994, and the PAWS district was created through an amendment in 2000. Site plans were approved for the parking area (PAWS 1 East) and for the park area (PAWS 2 East) in 2000. The site plan for the park was allowed to expire, but the site plan for the parking area was extended in 2001, 2002, and 2003. The subject plan is being treated as a replacement for that original approved site plan to the extent that it applies to the parking lot area.

A number of major issues have been identified and are being investigated. These include:

- The site plan shows a number of features that exceed the height limit. The Zoning Ordinance and the planned development provide for a 45 ft. height limit, and an xx height limit with the approval of the Fire Chief. The features that exceed the 45 ft. height limit include: firehouse (53'), train station depot (70'11"), haunted plantation (54'3"), big top arena stage (50'), ferris wheel (90'), roller coaster (68'), and a lighthouse (138'3"). The height of these features will require Planning Commission approval.
- The planned development provides that an amendment will be required to approve the signage plan. This has not been submitted.
- The planned development text and the 2000 site plan approval include a number of specific uses within the theme park area. At the time, a more passive type of facility was anticipated. The theme park concept that has evolved over the last few years has changed somewhat in character. An analysis of the changes has established that certain uses were not specifically listed in the earlier plans, including: steamboat located within the Altamaha Canal, haunted house, carousel, ferris wheel, roller coaster(s), bumper cars, windmill, log ride, lighthouse, and several other amusement rides. The planned development text includes a general provision permitting all uses allowed in the Freeway Commercial district, which lists "amusement or entertainment facility."

Staff has begun its review of the proposed plan and is identifying issues that will need to be addressed. Many of these will need to be handled during the building permit site plan process.

Mr. Phillips stated that staff needs direction from the Planning Commission on how to proceed with this request. However, Chairman Fields explained that the Planning Commission needs definitive answers on some of the issues surrounding this request. He stated that signage is yet to be determined, but it does not seem to be a problem at this time. He pointed out however that before granting a variance for the height limitations, a list and a purpose relative to the rides should be outlined. The Planning Commission may be able to give staff some guidance on the height issue and adopt some type of action at the June 22<sup>nd</sup> meeting if it becomes necessary. Chairman Fields stated that

they have to rely on the county's legal staff for advice on the exact issues of what the Planned Development calls for.

During his presentation, Mr. Jeff Halliburton of Thomas & Hutton Engineers introduced the following project team members: Messrs. Will Pitts, Cameron Bland, J. R. Wright, John Powers, Steve Mackey, Mike Weiss, Ron Reed and Attorney Carlton Defoe.

Mr. Halliburton stated that the package before the Planning Commission at this time is an update of a very lengthy process. He stated that they have submitted and received levels or approvals on site plans, some of which were extended. He stressed that the primary concern of this project since its inception has been the buffers and the interaction with the existing residents. When the PD zoning was approved, there were buffers put in place and other stipulations that they attempted to make certain concessions for, all of which were contingent upon a certain level of approvals. He then highlighted the seven (7) conditions placed on the site plan in 2000, including such issues as an LDA permit, the impact of wetlands, the Altamaha Canal, buffers, etc. and elaborated on meeting a number of those conditions.

Mr. Halliburton explained that the development has changed significantly from its original version. He then turned this portion of the presentation over to Attorney Carlton Defoe who gave a brief narrative of the uses that were included as part of the package that the Planning Commission received. Afterward, there were several presentations from the project team members. Mr. Powers and Mr. Mackey addressed the architectural designs; Mr. Weiss and Mr. Reese gave an extensive report on the electrical aspects, including the lighting plan; and Mr. Cameron Bland addressed the noise factor in detail. He also explained the use of the "balloon test" relative to the height of the proposed rides, such as the 'Roller Coaster' and the 'Ferris Wheel.'

The floor was then open for discussion.

Mr. Dan Fisher, president of the nearby Heritage Estates Subdivision, stated that the existing homeowners were concerned about the noise, lighting, traffic and crime. However, the noise and lighting issues seem to have been mitigated by the buffer, which is very important to them. He stated that they will continue to have concerns, but they feel confident that the developers will correct any problems that might occur as this project progresses. Mr. Fisher stated that the Heritage Estates homeowners are satisfied with this plan. They understand that engineering is not exact but they are willing to go forward with what has been presented tonight. He thanked the Planning Commission, the developers and staff for their diligence in solving their problems.

Discussion continued on the buffer and height issues. Afterward, Chairman Fields turned the gavel over to Vice Chairman Robert Ussery and made a motion, which was seconded by Mr. Mike Aspinwall and unanimously adopted to approve the site plan request by Steamboat City Theme Park, subject to the following conditions:

- 1) The Planning Commission receiving a definitive answer from the County Attorney as to whether or not a PD Text Amendment is required to approve the requested uses.
- 2) The height variances requested for the Sea Adventure Lighthouse Complex, the Haunted Plantation Ghost of the Altamaha, the Ferris Wheel, the Roller Coaster, the Train Station, the Big Top Marina Stage, and the Fire House structures be granted, provided that no occupied portion of a building will be above 45 feet.
- 3) The buffers, as outlined on the site plan, will be the minimum.
- 4) The Planning Commission grants authority to the Planning Official to adjust, in his estimation, certain locations, placements, adjustments to structures, roads, sidewalks; but in no event shall any adjustments be allowed to encroach upon the dedicated outlined buffers.

- 5) Upon completion and implementation of the site plan, if lighting becomes an issue to the residents of Heritage Estates, the Planning Commission will revisit the issue and shall have the authority to adjust and add to the buffer some structure to alleviate the light problem.

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The Planning Commission determined that it would not be necessary to conduct a public hearing on June 22<sup>nd</sup> as discussed at the beginning of this meeting. Therefore, the next regular Planning Commission meeting is scheduled for July 6, 2004.

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It was duly noted that there was still no one present to represent Application Number **GC-2004-08**. Therefore, this item was deferred until the July 6<sup>th</sup> Planning Commission meeting.

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SP-2004-0329-1400 Marshes Edge Retirement Center  
Request by Coastal Community Retirement Corporation, owner, for site plan approval of a 74.2 acre residential retirement community. This property is located north of Frederica Road and east of Depratter Lane. The property is zoned PD and is located within the St. Simons Island North End Planned Development.

Mr. Bobby Shupe and Mr. Jeff Halliburton were present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

Staff has reviewed the proposed plan and has some zoning issues that need to be resolved. The applicant has modified access to the property as compared to the approved PD Master Plan. Specifically, the master plan showed three access points for this site of which one is now proposed to be eliminated and another converted to an emergency-only access.

In reviewing the site plan, staff has determined that the proposed single access will be adequate to serve the development, but the change will still need to be made on the PD Master Plan. In addition, the road serving the project has been approved as a preliminary plat, but has not received final plat approval.

Several technical issues remain that will need to be resolved during the building permit site plan review process, but these issues should not affect the overall site layout as presented to the Planning Commission.

Staff recommends that the Planning Commission approve the site plan subject to meeting all requirements, along with completion of amendments to the master plan and completion of platting requirements.

Following a brief discussion regarding resolution of the zoning issues, a motion was made by Mr. Mike Aspinwall to approve this request. The motion was seconded by Mr. Robert Ussery and unanimously adopted.

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SP-2002-0604-1518 Martin Marietta Brunswick Yard

Request by Thomas Pruitt, agent for Martin Marietta Aggregates, owner, for extension of site plan approval 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.

Mr. Tom Pruitt was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This site plan was approved on July 2, 2002 subject to a number of conditions. An extension was approved on June 17, 2003, setting the new expiration date to July 2, 2004. The applicant has been working to fulfill the conditions, and has almost completed the task at this time.

The Environmental Protection Division of the Georgia Department of Natural Resources (DNR) has approved a permit addressing air quality impacts. The buffer detail has been provided, and letters received from the Fire Chief and from the County Engineer addressing the issues identified in the original approval. In addition, staff has made an inspection of a facility that uses the same production methods proposed for this facility, and is completing its evaluation of the consistency of the proposed use with the requirements of the Zoning Ordinance.

It is possible that the building permit can be issued and construction may begin before July 2, but today's meeting date is the last meeting before the expiration date, so the applicant has submitted a request for the extension as a precaution.

There have not been any changes in applicable regulations or in the conditions affecting the site plan approval.

Staff recommends approval of the requested extension subject to the original conditions of approval.

Following review, a motion was made by Ms. Ann McCormick to approve this extension subject to the original conditions of approval. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

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## MINUTES

### **Regular Meeting: May 18, 2004**

The Minutes of the May 18<sup>th</sup> Planning Commission meeting were approved and unanimously adopted subject to any necessary corrections.

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Under *Chairman Items*, it was the consensus to defer discussion of the definition of "hotel." However, Chairman Fields asked staff to forward any information related to this item to the members before the July 6<sup>th</sup> meeting.

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There being no further business to discuss, the meeting adjourned at 8:45 p.m.