

MINUTES
GLYNN COUNTY PLANNING COMMISSION
FEBRUARY 15, 2005 - 6:00 P.M.

- MEMBERS PRESENT:** Perry Fields, Chairman
Robert Ussery, Vice Chairman
Mike Aspinwall
Jay Kaufman
Ann McCormick
Gary Nevill
- ABSENT:** Jonathan Williams
- STAFF PRESENT:** John Peterson, Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

Chairman Fields called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

At this time, Chairman Fields welcomed the members recently appointed to the Islands Planning Commission and the Mainland Planning Commission. Those in attendance were Joan Wilson (Island), Millard Allen (Island), Jeff Counts (Mainland), Barbara Stephens (Mainland), Buddy Hutchinson (Mainland), Bill Brunson (Mainland), Preston Kirkendall (Island) and William Lawrence (Island).

Mr. Phillips requested that the following items be added to the agenda: 6a) The Refuge/Preliminary Plat; and 6b) Review of Director's Approval to Deny a

Re-Subdivision Plat. It was also noted that agenda items 4, 5 & 8 are interrelated (*Old Casino Project*) and therefore should be discussed simultaneously; however, they require separate action. As agent/architect for agenda items 2 and 7, Mr. Robert Ussery advised that he would join his colleagues in the audience to avoid a conflict of interest.

There being no further changes to the agenda, a motion was made by Ms. Ann McCormick to accept the changes and approve the agenda for the February 15th Planning Commission meeting. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

ZM-2005-004 (I)

Consider a request to amend the existing conditions of the Office Commercial zoning on property consisting of 0.617 acre located on the north side of Demere Road approximately 300 feet west of its intersection with St. Simons Avenue (property address 2010 and 2012 Demere Road). The request is intended to make the zoning conditions consistent with those applicable to the property located to the east. Ed Mecchella and Doyle Watson, agents for Comspace, LLC, owner.

Mr. Larry Phillips was present for discussion.

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

This property was rezoned from R-6 one-family residential to Office Commercial on June 3, 2004 with the following conditions:

- A. Retail sales shall not be a permitted principal use of the property.
- B. There will be no vehicular access to the property from the rear alley. The alley will continue to be the access for garbage collection and other necessary utilities, but there will be no vehicle access.
- C. A buffer shall be provided along the southeast property line. Specifications for the buffer shall be presented on the site plan and approved at the time of site plan approval by the Planning Commission.
- D. There shall be no more than three (3) principal buildings on the property.

The adjacent property to the southeast was rezoned from R-6 to Office Commercial with conditions on January 20, 2004. The conditions for this adjacent property are:

- 1) No access to be allowed from St. Simons Avenue.
- 2) No access for customer traffic from the alley to the rear of the site. Access would be for service vehicles only.
- 3) A buffer no more than 10 ft. wide to be provided along the east line adjacent to St. Simons Avenue, to be determined by the Planning Commission during site plan review.
- 4) Dumpster to be placed on the west end of the property.
- 5) Centerline of the main entrance on Demere Road to be located no further east than the line separating Lots 11 & 12 and that such entrance be coordinated with any entrance along the south side of Demere Road as determined by the County Engineer.
- 6) Building height to be limited to 35 ft.
- 7) No retail as a principal use to be permitted.

The purpose of this request is to have the conditions on this property conform to those on the adjoining property so that they can be developed as a unit.

The county's adopted Comprehensive Plan designates this area for residential use. As with the previous rezoning at this location, careful consideration should be given to the development of this site. This project is located on busy Demere Road, and approximately 150 ft. east of a major intersection. This site is also adjacent to an existing residential subdivision. Finally, the county is working on plans to realign Airport Road, which intersects Demere Road near this location.

All of the factors listed above should result in cooperation between the applicant and the County Engineering Staff when the access point is selected. Also, due to the proximity of a residential neighborhood, design considerations of this site should also be provided.

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.

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

No.

- 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.

- 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 Low Density Residential.

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

No.

This is a transitional situation that requires special treatment to protect the viability of the existing residential neighborhood while allowing appropriate use and development. Considerations should include access points, buffers, scale of buildings, use limitations, etc. These should be addressed in conditions that can be applied during the site plan review phase.

Staff's recommendation is for approval subject to conditions 1, 2, 6, and 7 as applied to the approval of application #GC-2004-34 on January 20, 2005.

Mr. Mike Aspinwall stated that he remembers Item D, which states "there shall be no more than three principal buildings on the property" being a point of contention at the time of the approval. Mr. Phillips (York) explained that what is actually shown on the general layout plan for the property to the east is that it is all to be one building or a single parcel. Mr. Aspinwall stated that he believes their concern at the time was that the property is about 500 ft. or more from a major road and to put anything with any commercial volume would be a mistake.

Mr. Phillips (York) stated that when the first hearings were conducted staff did not have a plan for Airport Road, but there is a much more refined plan at this time, which has been used to locate the fire station. He stated that he and the County Engineer discussed the other zoning having a stipulation that the entrance be located no further east than the lines separating Lots 11 and 12. Therefore, anything west of that point would be

a safe place to put an entrance. Mr. Aspinwall wanted to know how many buildings are being proposed for the site. Mr. Phillips (York) stated that the general layout plan indicates one building; one ownership with the option of designing a building that has multiple parts.

Chairman Fields stated that there is a significant change between B) and 2) regarding access from the alley. He stated that an agreement was made to ensure that the alley would not become a thoroughfare. Mr. Ussery pointed out that the alley issue was discussed at the last meeting and the neighbors were made aware that service vehicles, i.e. garbage trucks would be allowed. However, Chairman Fields stated that a service vehicle could be a delivery truck, which is what he is concerned about. He also expressed concerns about the location of the dumpster and wanted to know if it would be placed at the west end of the east parcel, or the west end of the west parcel. Mr. Phillips (York) suggested adding these concerns to staff's list of recommendations with similar language to avoid confusion with the site plan.

Mr. Larry Phillips (no relation to York Phillips) stated that it is his understanding that the property has been purchased by Ed Mecchella and Doyle Watson and is under the same ownership. He explained that the dumpster site will be moved to the west end of the Art Center property and there will be no vehicular access from the parking lot area of the building to the alley in back. He stated that there is an agreement with most of the property owners and the applicants to impose a 20 year covenant and restrictions to minimize traffic to the alley.

Chairman Fields asked if they intend to sell the property or would it be leased property, fee simple or condos. Mr. Phillips (Larry) stated that he is not sure at this time.

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

- 1) No access to be allowed from St. Simons Avenue.
- 2) No vehicular access to the property from the rear alley. The alley will continue to be the access for garbage collection and other necessary utilities, but there will be no vehicle access.
- 3) Building height to be limited to 35 ft.
- 4) No retail as a principal use to be permitted.
- 5) There shall be no more than three (3) principal buildings on the property.

ZM-2005-005 (I)

Consider a request to amend the Planned Development Zoning Master Plan and Text for property located on the south side of Demere Road, approximately 850 feet east of Sea Island Road (property address is 2929 Demere Road). Among other things, the change will allow an addition to the existing health and fitness club. The total area is 3.86 acres, with approximately 443 feet of frontage on Demere Road. Robert Ussery, agent for Frank and Debbie Dineen, owners.

Mr. Robert Ussery was present in the audience for discussion.

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

This property is included in the Triangle Planning Area Planned Development for St. Simons Island, which was adopted on October 23, 1973. The triangle zoning text classifies this area as Office Commercial; however, it makes no specific reference to a health club or spa.

The purpose of this request is to establish a zoning text that is specific to this site, to bring the existing uses into compliance, and to allow this site to continue to develop as a health and fitness club. Also, the applicant wishes to modify the parking requirements that would allow shared parking for uses that are not operating at the same time, and to allow 15% of the parking to remain unpaved. The county's adopted Comprehensive Plan designates this area for commercial use.

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.

This proposal will not change the character of the existing use.

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

No.

- 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. This is the site of an existing health and fitness club. This application will not change the character of the existing use.

- 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 Commercial.

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

No.

The purpose of this application is to provide clarity to the site of the existing health club. The current zoning of this site is shown as Office Commercial and is not consistent with the current use of the property. The applicant's request is to keep the current zoning of Office Commercial, but also to bring the zoning into compliance with the existing uses, and provide the potential for future expansion.

Staff's recommendation is for approval subject to the following: (1) remove the site from the Triangle Planned Development; (2) approve the separate planned development along with a master plan and PD text.

Following a presentation by Mr. Robert Ussery and a brief discussion, a motion was made by Ms. Ann McCormick to recommend approval of this request with corrections to the PD Text as follows:

- 1) Maximum Site Coverage: 85%
- 2) Developed Area: 85%
- 3) Landscape Areas: 15%
- 4) Open Space: Minimum of 15%
- 5) Site Lighting: delete "no overly tall lighting" & replace with "no taller than 30 ft."
- 6) Development Schedule: delete time requirement.
- 7) Development Schedule: delete the word "either."

The motion was seconded by Mr. Mike Aspinwall. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Ms. Ann McCormick and Mr. Gary Nevill. Abstained From Voting: Mr. Robert Ussery.

TA-2005-03

Consider an amendment to the Glynn County Zoning Ordinance, Article VII (Requirements by District), Section 701 (R-6, R-9, M-6, M-9, Mh-6 and Mh-9 One-Family Residential), so as to permit addition of R-6 zoning districts in Planning District 2 under certain conditions; and for other purposes.

Mr. Phillips explained that the county is currently dealing with an issue which resulted from misreading of the Zoning Map on various occasions. The solution being proposed requires rezoning from R-12 and CP to R-6 several properties totaling about 2.9 acres in area in and near the northwest corner of Glynn Haven.

The Zoning Ordinance was amended in 2002 to prohibit rezoning of new land in Planning District 2 (St. Simons Island) to R-6. This prohibition may be viewed as an impediment to approval of the proposed change which attempts to resolve the Glynn Haven issue described above. To resolve this issue and allow the county to make the zoning change, the County Attorney has drafted the above referenced ordinance amendment. (An explanation of this amendment was included in the packages and reviewed by the Planning Commission.)

Mr. Jeff Rentz, attorney representing Dunbarton Creek Homeowners Association and residents of Glynn Haven, stated that his clients are against the request to amend the 2002 ordinance, which prohibited further rezoning to R-6 on St. Simons Island. He also submitted a letter from Mr. & Mrs. Hartley, adjacent property owners, who stated that they did not receive notice in time to attend this meeting. Mr. Rentz asked the Planning Commission to defer action on this request and allow the newly appointed St. Simons Island Planning Commission to conduct the hearing instead so that all parties, including the Hartley's, are permitted an opportunity to express their concerns.

Mr. Jim Frazier of 216 Dunbarton Drive stated that "the punishment does not fit the crime." The crime in this case is a procedural error. However, the land use regulations state that the property is zoned R-12. Mr. Frazier stressed that there is no need for an amendment because there is no problem. With this amendment, he feels that we are trying to make up visions of things that could happen in the future, but we should concentrate on "now" and let the future take care of itself.

Following discussion, a motion was made by Mr. Robert Ussery to recommend approval of this amendment as written. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

The Planning Commission took a 10 minute recess. The meeting resumed at 7:40 p.m.

Staff Item 11 b)

Clarification of Action taken at the January 18th and February 1st Meetings

Mr. Phillips stated that at the January 18th meeting the action taken on *Application GC-2004-37* was to recommend approval as it related to the five (5) lots that are occupied by existing houses. At the February 1st meeting the Planning Commission acted to withdraw the request as it related to the remaining lots with the expectation that it still had to be addressed.

At the end of discussing this item, it was clear to everyone that at the January 18th and February 1st meetings, the Planning Commission took the following action on *Application GC-2004-37*: Recommend approval of rezoning five (5) lots; 3 lots located in the CP zoning district and 2 lots located in the R-12 zoning district. All other parts of the application were withdrawn.

The next three items (Old Casino Building/Variance Request; VP-2005-001 Renovations & Additions to Old Casino Building; SP-2005-004 Old Casino/Site Plan) are being presented and discussed simultaneously; however, separate action is required as referenced at the beginning of the meeting.

Casino/Variance

Request by John Tuten, agent for Glynn County, for a variance from the restrictions on building footprint under Section 709 of the Zoning Ordinance for the remodeling of the old Casino, located at 530 Beachview Drive.

Mr. John Tuten was present for discussion.

According to the staff's report, this is a request for approval of a variance to the building footprint limitations for the proposed remodeling of the old Casino building. The project meets all of the provisions of the ordinance with the exception of the footprint provision. Under the ordinance, the footprint can be no greater than the average of the footprints on the adjoining side lots and the lot in questions, as they were on the date of adoption of the Village Preservation regulations (1992). The information supplied and the analysis by staff indicates that the footprints of the buildings on the east and west sides are 8,005 sq. ft. and 6,500 sq. ft., respectively. The 1992 footprint of the buildings on the site in question was 42,500 sq. ft. Therefore, the average (and limit) was 19,000 sq. ft. compared to the proposed 32,503 sq. ft.

Under Section 709.12, The Planning Commission may approve a variance based on a determination that a hardship would be created by strict compliance with a particular standard. The footprint limitation affects this site, since the site is large, while the buildings on the adjoining side lots are small and the lots themselves are small. This discrepancy creates a hardship in making improvements to the subject site. Therefore, staff's recommendation is for approval of the variance.

Following a brief discussion, a motion was made by Mr. Gary Nevill to grant the variance based upon the hardship outlined in the staff's report. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

Casino/VP-2005-001

Application by John Tuten, agent for Glynn County Board of Commissioners, owner, for approval to make renovations and additions to the old Casino Building located at 530 Beachview Drive, on the south side of Beachview Drive (between Mallory and 12th Streets).

Mr. John Tuten was present for discussion.

This application is for renovation of the original Casino, which is a county owned facility. The use is permitted in the General Commercial district as a "private or semi-private club, lodge, union hall, or social center." The site is also within the St. Simon's Village Preservation overlay district.

The property fronts on Beachview Drive. To the west is the Pier parking area, Brogen's restaurant, and a mixed use building. The subject property includes the site of the new Casino (now demolished). To the east is the site of the old Post Office, the Lighthouse, and the Lighthouse Keeper's quarters. These facilities are owned by the Coastal Georgia Historical Society.

Under Section 709.5 (Village Preservation), alteration of existing construction of a principal building must remain within certain limitations as stated below.

709.5 General Provisions

In all zoning districts except General Commercial Core Districts, no new construction or alteration to existing construction of a principal building or accessory building or structure will be allowed which will result in lot coverage greater than fifty percent (50%). Furthermore, no building footprint may be increased more than the average of the building footprint of the building and structures located on the adjacent side lots existing at the time of the adoption of this Ordinance.

In all zoning districts, no new construction or alteration to existing construction of a principal building or accessory building or structure will be allowed which will increase the height more than ten (10) feet from the building or structure originally located on the property at the time of adoption of this Ordinance or from the average height of the principle structures located on the adjacent side lots at the time of adoption of this Ordinance.

For vacant lots which have been vacant for a period of one (1) year or longer, the footprint of new buildings or structures on the lot shall be no greater than the average footprint of the buildings or structures located on the adjacent side lots of the new construction. The height shall be no more than ten (10) feet greater than the average height of the principle structures located on the adjacent side lots at the time of adoption of this Ordinance.

When no building or structure is located on adjacent lots, the nearest building or structure will be considered to determine allowable scale of new construction.

The building's proposed renovation would result in an increase of about 3,500 sq. ft. of space, increasing from 29,000 sq. ft. to 32,503 sq. ft. Lot coverage percent increase would be from 41.8% to 42%, and is in compliance with the 50% lot coverage rule.

The application indicates that the height of the proposed building is 50 ft. (including the spire) and will not change.

Some of the figures for the building footprints of adjacent structures were provided on the plans. Property adjacent to the west of the Old Casino Building is located within the GC General Core district, and consists of Brogen's restaurant, and a mixed use building. The footprint of structures on these parcels is reported to be 6,500 sq. ft. The property adjacent to the east of this site contains the old Post Office, the historic Lighthouse and Lighthouse Keepers dwelling. The footprint of these structures is reported to be 8,005 sq. ft.

The subject property includes the site of the former Casino building, now demolished. The total footprint for buildings existing on this site at the time of the adoption of the ordinance was 42,500 sq. ft. Consequently, the average of the footprints of the buildings on the site and buildings on the adjacent side lots is 19,000 sq. ft. The proposed building at 32,503 sq. ft. is in excess of the limit.

In addition, Section 709.8 provides that the Planning Commission will review the plans according to the following criteria:

A) Conformity of the plans submitted to the purpose and provision of this Ordinance.

- B) Conformity and harmony of external material and design with existing and neighboring structures.
- C) The effect of the improvements on neighboring structures or sites.
- D) The consistence and compatibility with existing architectural design building exterior finishes used on neighboring properties or in the overlay zone.
- E) Exterior materials, exterior doors and windows, color schemes and other building elements which are considered compatible with neighboring structures in the overlay zone and appropriate for the area.
- F) The use of landscaping to cause the improvement to conform to the character of the area or to buffer the improvement from the neighboring sites.

The elevation drawings reflect a proposal which is consistent with the character of the existing building and the area.

With the variance, the proposal appears to be consistent with the requirements of the Village Preservation Regulations. Therefore, staff's recommendation is for approval.

Mr. Tuten gave a brief presentation; however, during the course of discussion, Chairman Fields explained that the Planning Commission is responsible for reviewing certain criteria as outlined in Section 709.8 of the Village Preservation Ordinance, i.e., color samples, fabric, materials, shingles, etc. He stated that these items have not been provided, and therefore a recommendation cannot be rendered until all requirements are met. Although this is a county building, Chairman Fields stated that the county should not be allowed to set this type of precedent.

Mr. Tuten stated that he would not have a problem with bringing this request back for review with specific samples and materials required by the ordinance. In the meantime, he stated that he is proposing to use white as the color for the building (instead of red brick). The roof material won't change and he is proposing to use translucent material over the courtyard. Also during discussion, the Planning Commission expressed concerns about the discrepancy in the parking calculations, as well as concerns about the back stage area.

At the end of discussion, a motion was made by Mr. Robert Ussery to defer this request (to the Islands Planning Commission) in order to resolve issues concerning the back stage area, parking, and to allow the applicant to provide color samples of the entire building, shingles, etc. for review. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

Casino/SP-2005-004 (I)

Request by John Tuten, agent for Glynn County, for site plan approval for the remodeling of the old Casino building at 530 Beachview Drive. The project includes additions to the building bringing the size to 32,503 sq. ft. The site is 9.96 acres located between Beachview Drive and St. Simons Sound in the Village area of St. Simons Island. The property is zoned General Commercial and is in the Village Preservation Overlay District.

As a result of the discussion and action of **VP-2005-001**, a motion was made by Mr. Robert Ussery to defer this site plan request. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

VP-2005-003

Application by Bobby Brown, agent for Arlene Courtemanche, owner, for approval to make renovations to an existing restaurant located at 119 Mallory Street, St. Simons Island. The property is located on the west side of Mallory Street, 250 feet north of the St. Simons pier.

Mr. Bobby Brown and Ms. Hillary Johnson were present for discussion.

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

The application is for renovation of an existing restaurant. A new restaurant would be permitted in the General Commercial-Core District with a special use permit; however, this site currently has a restaurant, which has been in constant operation for many years. The use is permitted as a non-conforming use and does not require a special use permit. The site is within the St. Simons Village Preservation Overlay District.

The property fronts on Mallory Street, just north of the St. Simons Pier. There is an existing restaurant (Sandcastle) adjacent to the south, and a bait and tackle store adjacent to the north. The proposed improvement will not change the footprint of the building, but will include some internal renovations and some external aesthetic changes which require review. (Diagrams of the interior and exterior changes were included in the packages for review.)

Under Section 709.5 of Village Preservation Ordinance, exterior changes are to be submitted for review by the Planning Commission according to the following criteria:

A) Conformity of the plans submitted to the purpose and provision of this Ordinance.

- B) Conformity and harmony of external material and design with existing and neighboring structures.
- C) The effect of the improvements on neighboring structures or sites.
- D) The consistence and compatibility with existing architectural design building exterior finishes used on neighboring properties or in the overlay zone.
- E) Exterior materials, exterior doors and windows, color schemes and other building elements which are considered compatible with neighboring structures in the overlay zone and appropriate for the area.
- F) The use of landscaping to cause the improvement to conform to the character of the area or to buffer the improvement from the neighboring sites.

The proposed changes appear to meet the requirements of the Village Preservation District. Therefore, 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. Mike Aspinwall. During discussion, Chairman Fields questioned the color of the building as depicted in the samples provided by the applicant. Ms. Hillary Johnson stated that the true color is "California Hills," which is a soft yellow. She selected this particular color in an effort to bring back the original feel of the area and to have a softer façade. Also, the diagram showed a window sign which the Planning Commission felt should not be allowed. At the end of discussion, the motion was amended to approve this request without the window sign. The amendment was accepted. Voting Aye: Mr. Mike Aspinwall, Mr. Jay Kaufman, Ms. Ann McCormick, Mr. Gary Nevill and Mr. Robert Ussery. Voting Nay: Mr. Perry Fields.

The Refuge - Variance

Variance requested by Mr. Ernie Johns for The Refuge Subdivision.

Mr. Johns was present for discussion.

Mr. Phillips stated that staff has reviewed this request and recommends approval subject to meeting all requirements.

Mr. Nevill had questions about the length of White Owl Place. He stated that it doesn't appear to meet the cul-de-sac length. Chairman Fields asked if White Owl Place connects with the road located in The Lakes Subdivision and if so, will there be a potential conflict. Mr. Phillips stated that White Owl Place will connect to the road coming into The Lakes Subdivision and it is his understanding that the applicant has legal access to utilize the road. Also, the right-of-way abuts the applicant's property.

Chairman Fields asked if the Planning Commission is being asked to approve all phases of this subdivision. Mr. Phillips stated that the Planning Commission is being asked to approve the preliminary plat. Presumably, the construction plans will be developed in phases.

During a brief presentation, Mr. Ernie Johns stated that Refuge Drive, on the eastern part of the property, begins at Superior Drive, which is the entrance drive to The Lakes Subdivision. Superior Drive has a 100 ft. right-of-way and White Owl Place is about 1800 ft. long.

As a matter of procedure, Mr. Phillips stated that it would be appropriate at this time to amend the agenda to properly address the variance to the length of the permanent dead end street, and subsequently address the preliminary plat. However, Chairman Fields noted that there isn't a written request for the Planning Commission to consider. He then suggested that this item be tabled for the moment to allow the applicant to submit a written variance request in accordance with the ordinance. The Planning Commission concurred.

SP-2005-001 St. Simons Health and Fitness

Request for site plan approval for property located on the south side of Demere Road, approximately 850 feet east of Sea Island Road (property address is 2929 Demere Road).

Mr. Robert Ussery, agent, was present in the audience for discussion.

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

This proposed project consists of removal of an existing 2,720 sq. ft. of floor space, and the addition of a 9,000 sq. ft. spa. The total site consists of 3.86 acres. The property is zoned Planned Development, and is located within the Triangle Planning Area for St. Simons Island.

There is currently a zoning request to amend the existing zoning of this site. This project is not permitted under the current zoning; however, the requested zoning will allow the proposed modifications. Staff's comments have either been addressed or can be addressed during the building permit/site plan stage. Therefore, staff's recommendation is for approval subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the Planning Commission's action.

Following review, a motion was made by Ms. Ann McCormick to approve this request as submitted. The motion was seconded by Mr. Gary Nevill. Voting Aye:

Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Ms. Ann McCormick and Mr. Gary Nevill. Abstained From Voting: Mr. Robert Ussery.

For the record, no one was in attendance to request review of the Director's approval to deny a re-subdivision plat (*Item 6 b*); therefore this item was not addressed.

MINUTES

Regular Meeting: February 1, 2005

The Minutes of the February 1st Planning Commission meeting were approved and unanimously adopted subject to any necessary corrections.

Under *Chairman Items*, Chairman Fields stated that for the benefit of the newly appointed board members he would like for Mr. Phillips to address the conflict with the city/county sewer approval process for projects outside of the city limits. Mr. Phillips explained that the City of Brunswick operates the Academy Creek Treatment Plant, which serves the city and some areas in the county. Areas around the Mall, Glyndale and Crispin Blvd. are actually getting sewer service from the city. There are several areas of the county, including Harry Driggers Blvd., the area north of the Airport and everything in the Golden Isles Gateway Tract that are getting sewer service from the county but the sewage is then taken to the city system. There are three points where the sewage enters the city system: 1) the lift station in the vicinity of Map International; 2) the area of Airport-McBride Industrial Park; and 3) the Glyndale area.

While the Academy Creek Plant has a fairly significant amount of capacity, the problem is that there are some limitations on capacity specifically near the linkage between where the sewage enters the city system and down through the city network to get to the Plant. There aren't any immediate problems, but the growth is being monitored very carefully. The permitted growth could be in excess of what the Plant actually calls for. Mr. Phillips stated that both Planning Commissions would be updated as this issue progresses.

At this time, a motion was made by Mr. Robert Ussery to amend the February 15th Agenda to include the variance request for White Owl Court. The motion was seconded by Ms. Ann McCormick and unanimously adopted. Mr. Ernie Johns submitted the following request in writing:

Variance/White Owl Court

The applicant requests a variance to the maximum dead end street length for White Owl Court shown on the Preliminary Plat of The Refuge Subdivision in accordance with Section 602.2(g) of the Glynn County Zoning Ordinance.

Following review, a motion was made by Mr. Gary Nevill to grant the variance as requested. The motion was seconded by Mr. Robert Ussery. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Mr. Gary Nevill and Mr. Robert Ussery. Abstained From Voting: Ms. Ann McCormick.

A motion was made by Mr. Robert Ussery to approve ***The Refuge Preliminary Plat***. The motion was seconded by Mr. Jay Kaufman. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Mr. Gary Nevill and Mr. Robert Ussery. Abstained From Voting: Ms. Ann McCormick.

Under ***Staff Items***, Mr. Phillips stated that since this is the last meeting of the existing Planning Commission, staff is requesting approval of a resolution authorizing mailed ballots for adoption of the February 15th Minutes. Thereupon, a motion was made by Mr. Jay Kaufman, seconded by Mr. Robert Ussery and unanimously adopted for approval of the attached resolution authorizing staff to mail ballots to the existing Planning Commission members for adoption of the February 15, 2005 Minutes.

There being no further business to discuss, the meeting adjourned at 9:20 p.m.

RESOLUTION

WHEREAS, the Glynn County Planning Commission will be abolished as of March 1, 2005 pursuant to an ordinance duly adopted by the Glynn County Board of Commissioners; and

WHEREAS, the final meeting of the Glynn County Planning Commission will be held on Tuesday, February 15, 2005; and

WHEREAS, the Glynn County Planning Commission desires to review and approve the minutes of its final meeting so that the minutes may be placed in the permanent records;

NOW THEREFORE BE IT RESOLVED, that the Recording Secretary of the Glynn County Planning Commission is hereby instructed to prepare the minutes of the final meeting and to circulate the minutes to the members of the Glynn County Planning Commission together with a ballot indicating approval, disapproval, or approval with changes, and that this method will be deemed to be sufficient for approval of the minutes. If changes are indicated, the Recording Secretary is instructed to make the changes in consultation with the Chairman and again circulate the minutes for approval by the same procedure.

ADOPTED this, the 15th Day of February, 2005.

Note: All ballots were in and counted on this, the 15th day of June, 2005 with a total of six (6) votes for approval and one (1) abstention of the Minutes of the February 15, 2005 Glynn County Planning Commission meeting.


Janet Y. Loving, Recording Secretary
Glynn County Planning Commission