

MINUTES
JOINT PLANNING COMMISSION
APRIL 3, 2007 - 5:00 P.M.
Historic Courthouse, 701 G Street

Mainland Planning Commission

Gary Nevill, Chairman
Wayne Stewart, Vice Chairman
Jeff Counts
Eric Croft
Buck Crosby
Buddy Hutchinson

Absent: Bill Brunson

Islands Planning Commission

Robert Ussery, Chairman
Preston Kirkendall, Vice Chairman
John Dow, Jr.
William Lawrence
Paul Sanders
Desiree Watson
Joan Wilson

Staff Present

David Hainley, Community Development Director
York Phillips, Planning Manager
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

Also Present

Will Worley, Assistant County Attorney
Commissioner Uli Keller, BOC

Chairman Gary Nevill called the meeting to order at 5:00 p.m. and the invocation was given, followed by the Pledge of Allegiance.

Minutes - March 20, 2007

By a majority vote, the Minutes of the March 20th Joint Public Hearing were approved and adopted by the Mainland and Islands Planning Commission members. (Mr. Preston Kirkendall did not attend the March 20th Meeting and therefore abstained from voting.)

TA-2006-016

Consider an amendment to Sections 501, 801, and 802 of the Glynn County Subdivision Regulations; to provide for the definition of an “Existing Subdivision;” to provide for an amendment of Subsection 802 (e); to provide that the prohibiting of re-subdivisions or changes to approved subdivision on St. Simons Island shall not apply to lots of one-half (1/2) acre or more; to create Subsection 802 (f); to provide for an appeal from the provisions of 802 (e); and for other purposes.

Mr. David Hainley explained that at the March 20th Joint Public Hearing, both Planning Commission groups unanimously recommended approval of the proposed amendment. However, a companion amendment has been developed for additional public comments, but the Planning Commission may choose to retain its current motion. Staff recommends that the Joint Planning Commission retain its current motion with the understanding that concerns have been expressed relative to the motion at the Board of Commissioners’ level. Mr. Hainley stated that if the proposal is remanded back to the Planning Commission, staff would urge that a public hearing be tentatively set two weeks from today with the confirmation that the public hearing will be announced at the Planning Commission’s joint work shop scheduled for Tuesday, April 10th.

For clarification, Mr. Ussery explained that staff is recommending that the Planning Commission proceed with the current language in order for the Board of Commissioners to request another review by the Planning Commission in an effort to avoid any additional delays for developers. Mr. Stewart suggested that comments be taken from the public after receipt of the final document from the Board of Commissioners. Mr. Ussery concurred and added that the public will have an opportunity to voice concerns at the Board of Commissioners meeting; nevertheless, Chairman Nevill opened the floor for public comments, of which there were none.

Following discussion, a motion was made by Mr. John Dow recommending that the **Islands Planning Commission** accept the language of the proposed amendment as written and retain the motion of the March 20th Joint Public Hearing. The motion was seconded by Mr. Paul Sanders. Voting Aye: Mr. John Dow, Mr. William Lawrence, Mr. Paul Sanders, Mr. Robert Ussery, Ms. Desiree Watson and Ms. Joan Wilson. Abstained From Voting: Mr. Preston Kirkendall.

A motion was made by Mr. Jeff Counts recommending that the **Mainland Planning Commission** accept the language of the proposed amendment as written and retain the motion of the March 20th Joint Public Hearing. The motion was seconded by Mr. Buck Crosby and unanimously adopted. (Absent: Mr. Bill Brunson)

TA-2007-004

Consider an amendment to Sections 701, 702, 703, 704, 705, 706, 707, and 723 of the Zoning Ordinance of Glynn County, Georgia, to provide for an amendment to Sections 701.5, 702.5, 703.4, 704.4, 705.4, 706.4, 707.4, and 723.7 to provide for a reference to Section 802(e) of the Glynn County Subdivision Regulations, and for other purposes.

Mr. Hainley explained that regardless of the outcome of Section 802 (e), staff recommends that the above referenced amendment be approved for notice purposes and placed in the Glynn County Zoning Ordinance so that adequate provision is provided to potential sub-dividers on St. Simons Island relative to additional regulations contained in the Subdivision Regulations which may affect density.

Following a brief discussion, a motion was made by Mr. Jeff Counts that the Mainland Planning Commission recommends approval of the above referenced amendment. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

A motion was made by Mr. Paul Sanders that the Islands Planning Commission recommends approval of the above referenced amendment. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

In other business, it was noted that the next Joint Planning Commission Public Hearing is scheduled for Tuesday, April 17th at 5:00 p.m. at Fire Station #2 on Demere Road, St. Simons Island.

There being no further business to discuss, the meeting was adjourned at 5:15 p.m.