

# MINUTES

## ISLANDS PLANNING COMMISSION

AUGUST 19, 2008 - 6:00 P.M.

The Casino Bldg, 530 Beachview Drive, SSI

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- MEMBERS PRESENT:** Robert Ussery, Chairman  
Preston Kirkendall, Vice Chairman  
John Dow, Jr.  
William Lawrence  
Paul Sanders  
Desiree Watson
- ABSENT:** Joan Wilson
- STAFF PRESENT:** David Hainley, Community Development Director  
York Phillips, Planning Manager  
Iris Scheff, Planner III  
Janet Loving, Admin/Recording Secretary
- ALSO PRESENT:** Commissioner Uli Keller, BOC

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Chairman Robert Ussery 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 procedures and audience participation in discussing agenda items.

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### **Minutes**

#### **July 15, 2008 Regular Meeting**

A motion was made by Mr. Paul Sanders to approve the Minutes of the July 15<sup>th</sup> Islands Planning Commission meeting. The motion was seconded by Ms. Desiree Watson. Voting Aye: Mr. John Dow, Mr. William Lawrence, Mr. Paul Sanders, Mr. Robert Ussery and Ms. Desiree Watson. Mr. Kirkendall did not attend the July 15<sup>th</sup> meeting and therefore abstained from voting.

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## **SP1312 Southern Soul BBQ**

Consider a request to amend operating conditions for an existing take-out restaurant business to add outside patron space, seats and striped parking on an existing lot. The approximately 5,915 square foot property is located at 2020 Demere Road, east of the intersection of Demere and Frederica Roads. The property is zoned General Commercial. Parcel ID: Portion of 04-02788. Griffin Bufkin, Southern Soul BBQ, agent for Patricia Barefoot LLC, owner.

Mr. Griffin Bufkin was present for discussion.

The following report from staff was included in the packages for review and was presented by Mrs. Iris Scheff:

This site has an existing building with a roof overhang in the front (former GISCO Seafood location). Southern Soul BBQ is operating a take out smoked meats business. The proposal does not change the land use.

Restaurants fall into various categories and Southern Soul BBQ originally applied for a take out (only) business at this location. As the business grew, the applicant, Griffin Bufkin, placed picnic tables at the site to serve customers that were sitting in randomly parked vehicles to eat the smoked meat take-out food. According to Mr. Bufkin, no customer service or table waiting occurred; however, the customers appreciated using the tables to sit rather than to sit inside of their vehicles while they ate.

Mr. Bufkin was advised that adding tables constituted “patron space” and that the location did not meet parking requirements, therefore he removed the two tables.

Since removing the picnic tables, according to the applicant, customers continue to request that the tables be returned. For this reason, he approached planning staff for advice on how to meet requirements and replace the two tables, if possible. It was determined that he needed to provide sufficient parking to meet the patron area requirements in the Glynn County Parking Ordinance.

As a result, the applicant had a parking layout drafted to situate six customer parking spaces and two employee spaces as required by the Glynn County Parking Ordinance, in accordance with the 380 square foot patron area under the roof canopy in front of a restaurant. The applicant proposes to stripe the parking lot to define six customer parking spaces, utilizing the roof overhang which constitutes “patron area” to place two picnic tables with 12 to 16 seats.

The area is located at the head of the round-about, and there are public parking spaces nearby.

Staff has concluded that the proposal is consistent with the adopted Comprehensive Plan land use and with applicable regulations, and therefore recommends approval subject to meeting all requirements.

Chairman Ussery inquired about the parking lot across the by-pass. Mr. Phillips explained that the area in question is public parking.

It was noted that no one was present to oppose this request.

Following discussion, a motion was made by Mr. John Dow to approve *SP1312* as being consistent with the adopted Comprehensive Plan and with applicable regulations. Approval is subject to meeting all requirements. The motion was seconded by Mr. William Lawrence and unanimously adopted.

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**TA-2008-008**

Consider an amendment to Article XI, of the Zoning Ordinance of Glynn County, Georgia, to provide for an amendment to replace Article XI in its entirety, to provide for procedures and requirements for amendments to the Zoning Ordinance and other zoning decisions for map and zoning text amendments, and for other purposes.

The amendment was included in the packages for review and was presented by Mr. Hainley who explained that this proposal clarifies and streamlines procedures, as well as distinguishes between map amendments for rezonings and text amendments. It also creates procedure for making corrections to the zoning map on the computer and provides for map amendments involving many properties.

Mr. Hainley stated that staff recommends approval of the proposed amendment.

Following a brief discussion, a motion was made by Mr. Preston Kirkendall recommending to the Board of Commissioners approval of the amendment to change the regulations and procedures for amendments. The motion was seconded by Mr. John Dow and unanimously adopted.

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In other business, Mr. Hainley reminded the members of the next joint workshop meeting scheduled for Tuesday, August 26<sup>th</sup> at 9:00 a.m. at the Harold Pate Building. For the benefit of the general public, Chairman Ussery explained that workshops are scheduled for the Planning Commissioners to meet with staff to garner additional information about upcoming issues, as well as revised ordinances to be considered at the regularly scheduled meetings.

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There being no further business to discuss, the meeting was adjourned at 6:20 p.m.