

# **DRAFT MINUTES**

**MAINLAND PLANNING COMMISSION  
SEPTEMBER 1, 2009 - 6:00 P.M.  
Historic Courthouse, 701 G Street**

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**MEMBERS PRESENT:** Gary Nevill, Chairman  
Bill Brunson, Vice Chairman  
Jason Counts  
Buck Crosby  
Buddy Hutchinson  
Ryan Lawrence

**ABSENT:** Julie H. Martin

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

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Chairman Gary Nevill called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then introduced and welcomed Mr. Ryan Lawrence as the new member appointed to the Mainland Planning Commission.

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## **Minutes**

### **August 4, 2009 Regular Meeting**

A motion was made by Mr. Buck Crosby to approve the Minutes of the August 4<sup>th</sup> Regular MPC Meeting. The motion was seconded by Mr. Bill Brunson. Voting Aye: Mr. Bill Brunson, Mr. Jason Counts, Mr. Buck Crosby, Mr. Buddy Hutchinson and Mr. Gary Nevill. Mr. Ryan Lawrence was not a member at that time and therefore abstained from voting.

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**PP1689 Joel Hutcheson Property**

Consider approval of a preliminary plat for a two-lot subdivision on 2.09 acres located on the east side of Petersville Road, approximately 1,000 ft. south of its intersection with Highway 99. Parcel ID 03-13139. Jackson Surveying, agent for Lottie West, owner.

Mr. David Dowdy of Jackson Surveying Company was present for discussion.

In presenting the staff's report, Mr. Phillips explained that this property was previously submitted as an expedited subdivision when it was discovered that the applicant would be required to dedicate a portion of the property to the county for future right-of-way. The creation or dedication of infrastructure requires a Preliminary/Final Plat process. The existing road is only 30 ft. wide which requires the applicant to dedicate a 10 ft. wide strip of land for right-of-way.

The applicant has already begun the water and sewer variance process and has a recommendation of approval from the Capital Improvement Coordinating Committee.

Mr. Phillips stated that staff recommends approval of application **PP1689** subject to meeting all requirements and approval of the water and sewer variance, and subject to the following language being added to the plat:

“The Glynn County Health Department approves this subdivision for on-site sewerage disposal and individual well water supply (private/individual wells). A permit for on-site sewage disposal systems will be evaluated upon property owner's application for the on-site sewage system. All lots will be permitted on a lot-by-lot basis with special conditions outlined on each on-site permit. Some lots may require submission of a level 4 Soil Report prior to issuance of a building permit or septic permit due to site and soil conditions. One combined area equal to twice the area needed to install the original on site sewage disposal system must be left on the property free of building, concrete pads and major trees to accommodate original system and future repairs.”

Following a brief presentation by Mr. David Dowdy, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Buck Crosby and unanimously adopted to approve application **PP1689** subject to meeting all requirements and approval of the water and sewer variance, and subject to the following language being added to the plat:

“The Glynn County Health Department approves this subdivision for on-site sewerage disposal and individual well water supply (private/individual wells). A permit for on-site sewage disposal systems will be evaluated upon property owner's application for the on-site sewage system. All lots will be permitted on a lot-by-lot basis with special conditions outlined on each on-site permit. Some lots may require submission of a level 4 Soil Report prior to issuance of a building

permit or septic permit due to site and soil conditions. One combined area equal to twice the area needed to install the original on site sewage disposal system must be left on the property free of building, concrete pads and major trees to accommodate original system and future repairs.”

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**TA1535**

Consider an amendment adding Section 700 to the Zoning Ordinance of Glynn County, Georgia, to provide for the creation of a Village Residential District; to impose and identify certain uses and development standards for the District; and for other purposes. *(Text Revised)*

In presenting the staff’s report, Mr. Hainley explained that this proposed district is similar to the R-6 One-Family Residential district with adjustments to make it compatible with the nature of the residential area in the immediate vicinity of the village core area. The new district implements the Village Master Plan.

Mr. Hainley stated that the Islands Planning Commission reviewed this amendment and submitted a recommendation of approval. Staff’s recommendation is also for approval.

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

Following review, a motion was made by Mr. Bill Brunson, seconded by Mr. Jason Counts and unanimously adopted recommending that the Board of Commissioners approve **TA1535**, an amendment to establish the new Section 700 to create the Village Residential (VR) zoning district.

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**TA1536**

Consider an amendment to Section 709 of the Zoning Ordinance of Glynn County, Georgia, to establish the Village Overlay, plan submission standards and administration, and for other purposes. *(Text Revised)*

In presenting the staff’s report, Mr. Hainley explained that this proposal replaces the current system of regulating new buildings and building expansions based on the footprint and height of adjacent buildings. The amendment establishes design guidelines and procedures, but without a Design Review Committee (as previously proposed). In addition, it no longer includes regulations for major road corridors on St. Simons Island. These changes implement the recommendations of the Village Master Plan.

Mr. Hainley stated that the Islands Planning Commission reviewed this amendment and submitted a recommendation of approval. Staff's recommendation is also for approval.

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

Following review, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Jason Counts and unanimously adopted recommending that the Board of Commissioners approve **TA1536**, an amendment adopting the replacement of Section 709 to modify the Village Protection Guidelines and Procedures.

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**TA1537**

Consider an amendment to Section 715 of the Zoning Ordinance of Glynn County, Georgia, to revise the Section in its entirety; to replace the General Commercial-Core (GC-Core) District with the Village Mixed Use (VMU) District; to impose and identify certain uses and development standards for the District; and for other purposes.

The proposed amendment was included in the packages for review. Before proceeding with the staff's report, Mr. Hainley corrected an error noted on line 114 of the proposal as follows: ...Section ~~623~~ **622**. He then explained that this amendment establishes the new commercial zoning district to serve the village area. It replaces the existing GC-Core District, and makes adjustments to ensure compatibility with the village core area. The new district implements recommendations of the Village Master Plan.

Mr. Hainley stated that the Islands Planning Commission reviewed this amendment and submitted a recommendation of approval. Staff's recommendation is also for approval.

There was no one present to oppose this amendment.

Following review, a motion was made by Mr. Bill Brunson, seconded by Mr. Jason Counts and unanimously adopted recommending that the Board of Commissioners approve **TA1537**, an amendment to establish the new Section 715 to create the Village Mixed Use zoning district with the noted correction to Line 114.

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**TA1538**

Consider an amendment to Section 726 of the Zoning Ordinance of Glynn County, Georgia, to provide for renaming of the Government District, specifying uses and creating development standards for the District; and for other purposes.

In presenting the staff’s report, Mr. Hainley explained that this is an amendment to the Glynn County Zoning Ordinance to revise the existing Government (G) district, renaming it to the Public (P) district. The amendment includes changes in the uses and standards for development and it implements recommendations of the Village Master Plan.

Mr. Hainley stated that the Islands Planning Commission reviewed this amendment and submitted a recommendation of approval. Staff’s recommendation is also for approval.

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

Following review, a motion was made by Mr. Jason Counts, seconded by Mr. Bill Brunson and unanimously adopted recommending that the Board of Commissioners approve **TA1538**, an a amendment to replace the Government (G) district with the Public (P) district, along with changes in the regulations and procedures.

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**TA1673**

Consider an amendment to Sections 701.4 702.4 and 704.3 of the Zoning Ordinance of Glynn County, Georgia, to provide for an amendment to provide for a single administrative renewal of medical hardships, and for other purposes.

In presenting the staff’s report, Mr. Hainley explained that the Zoning Ordinance provides for Special Use Permit for a mobile home as temporary dwelling in the case of a medical hardship. The Special Use Permit is limited to two years or the duration of the hardship, whichever is less. Currently a Special Use Permit can be renewed by the Board of Commissioners for two years. The proposed change allows two year renewal by staff - after four years, a new Special Use Permit is required.

Mr. Hainley stated that staff’s recommendation is for approval of this request.

There was no one present to oppose this amendment.

Following review, a motion was made by Mr. Jason Counts, seconded by Mr. Buddy Hutchinson and unanimously adopted recommending that the Board of Commissioners approve **TA1673**, an amendment to establish the new procedures for renewal of Special Use Permits for medical hardships.

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**TA1674**

Consider an amendment to Section 1009 of the Zoning Ordinance of Glynn County, Georgia, to provide for an amendment to Section 1009 to provide for a process for appeals to decisions by the Board of Appeals, and for other purposes. *(Text Revised)*

In presenting the staff's report, Mr. Hainley explained that the Zoning Ordinance provides for appeal of actions by the Board of Appeals. An appeal of the Board's action goes to the Board of Commissioners. The proposed amendment provides that when an appeal is to be heard, notice will be given in the same manner as for the Board of Appeals' original hearing on the appeal. The notice includes sign, advertisement, and mailed notification.

Mr. Hainley stated that staff's recommendation is for approval of this request.

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

Following review, a motion was made by Mr. Buck Crosby, seconded by Mr. Jason Counts and unanimously adopted recommending that the Board of Commissioners approve **TA1674**, an amendment to establish the new notice requirements for appeal of actions by the Board of Appeals.

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There being no further business to discuss, the meeting was adjourned at 6:17 p.m.