

**M I N U T E S**

**GLYNN COUNTY PLANNING COMMISSION  
APRIL 5, 1994 9:00 A.M.**

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MEMBERS PRESENT: Wayne Stewart, Chairman  
Jerome Clark  
Georgia DeSain  
Glenda Jones  
Jack Kite  
Richard Parker

ABSENT: Ira Moore

STAFF PRESENT: Larry Taylor, Acting Director  
Jennifer Detloff, Planner  
Janet Loving, Admin. Secretary

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Chairman Wayne Stewart called the meeting to order and the invocation was given.

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**Site Plan and Preliminary Plat-Road**

St. Simons Coast Cottages  
Located off Ocean Blvd., St. Simons Island  
Zoned Resort Residential, 4.0223 acres

The Coast Club Partnership, Property Owner  
Circle Development Corporation, Developer

Mr. Larry Evans was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this is a request for site plan approval for a row house development located on a proposed private street as allowed in Resort Residential Zoning. He stated that a review of the site has been made by staff, and staff has determined that this request meets the following row house requirements:

- a) The front shall be staggered at the front building line, singly, in pairs, or in threes, by at least 4 feet;
- b) No more than ten contiguous row houses nor fewer than three shall be built in a row;
- c) Minimum width for that portion of the lot on which the row house unit is to be located shall be 16 feet;
- d) Minimum land area shall be 2,000 square feet including automobile parking and maneuvering space. Maximum height and density shall not exceed that allowed in the district;
- e) Front yard setbacks shall be at least 20 feet from all abutting right-of-way lines except as otherwise provided herein and 7 feet from all side and rear property lines. Each row house lot shall have one rear or side yard which is private or reasonably secluded from streets or neighboring property. Such yards shall not be used for any accessory building; and
- f) Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of lots.

Mr. Taylor pointed out that according to the Glynn County Zoning Ordinance, the definition of row house is as follows:

One of series of three or more attached one family dwelling units on separate lots designed as single units of property having frontage on a designated accepted street which may or may not have a common roof, shall not have a common exterior wall and are separated from each other by fire resistant party wall partitions extending at least from the lowest floor to the roof.

Mr. Taylor stated that under site plan approval section of the Glynn County Zoning Ordinance, Section 619.6 "Condition, Restriction and Exemption", states the following:

In approving a site plan application, the Planning Commission may wish to impose conditions and restrictions, so long as the general intent of this Ordinance is carried out and the zoning district regulations established herein are not varied as to make them less restrictive. If the Planning Commission so acts, it shall specifically state those requirements which must be met before an applicant may be granted final site plan approval and a building permit.

Mr. Taylor explained that after reviewing the applicant's proposal, it is staff's recommendation that a condition be placed on the site plan approval which would state that no attachment would be allowed and all the other requirements of row houses would be met. He

stated staff feels that this is a more restrictive condition than required by the Ordinance, but would make the development more compatible with the surrounding single-family area of East Beach to the north and single-family housing on Wood Avenue. He further stated that this type of development would become a good transition between single-family housing on individual lots to the north of the condo development. The zoning would allow a hotel, motel, or condo development on this site with as many as 140 units. This concept would only allow 33 row houses maximum.

Mr. Taylor stated that staff recommends approval of the site plan and preliminary plat subject to the condition of only 33 row house units unattached be allowed meeting all requirements of row houses, and subject to the following:

- 1) All roads, drainage and water and sewer expansion to remain private and not dedicated to the county;
- 2) Final drainage design to be approved by the County Engineer before issuance of a building permit;
- 3) Final water and sewer engineer drawings to be approved by the Water and Sewer Commission before issuance of permits;
- 4) The DNR Shore Assistance jurisdiction line must be shown on the plan and certified by DNR. All permits from DNR will be required before any construction permits are issued;
- 5) The unopened portion of Beach Drive would require official conformation of abandonment by the County Attorney.

Following review, a motion was made by Mr. Richard Parker to approve the site plan and the preliminary plat of a private street subject to the conditions stated by staff. The motion was seconded by Ms. Georgia DeSain and unanimously adopted.

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Mr. Larry Taylor presented Item #2 and Item #3 (Mecchella I and II) as follows:

**Mecchella I Subdivision  
Preliminary Plat**

Located at the north end of Peachtree Street  
St. Simons Island, Zoned R-6 One-Family  
Residential, .2947 Acres, 2 Single-Family  
Residential Lots.

**Mecchella II Subdivision  
801 Plat Approval**

Variance request on right-of-way width for private  
access easement to serve 3 residential lots, located  
off Arnold Road, St. Simons, Zoned R-6 One-Family  
Residential, 0.7701 acres.

Mr. Ed Mecchella, developer/property owner, and Ms. Jane Sanders were present for discussion.

Mr. Taylor explained that the preliminary plat contains deficiencies that have not been addressed by the Glynn County Water and Sewer Commission and the County Engineer. He stated that the County Engineer and the Water and Sewer Commission have both recommended that the 3 lot subdivision, Mecchella II, be included in Mecchella I Subdivision, for a total of 5 lots. He presented a letter submitted by the Water and Sewer Commission dated April 4th recommending approval of water and sewer entities provided utilities are installed according to the marked-up print.

Mr. Taylor stated that staff has reviewed the request for a variance to reduce the easement

requirement from 60 feet to 44 feet for a private easement; however, due to the property being adjacent to the proposed Mecchella I Subdivision, staff recommends the following: 1) deferral of the preliminary plat; 2) that no variance be granted; and 3) Mecchella I and Mecchella II be combined and the application resubmitted with drainage, road, water and sewer engineering drawings meeting all requirements of the Glynn County Zoning Ordinance and Glynn County Subdivision Regulations.

Ms. Jane Sanders gave a brief presentation. She explained that Peachtree is already a dedicated right-of-way. She further stated that the applicant has done an enormous amount of work and has tried to comply with all regulations. Mr. Ed Mecchella stated that this was his first subdivision, and when he met with Mr. Taylor and Mr. Vernon Lewis, he was advised by Mr. Taylor to apply for a variance in this manner. He stated Mr. Lewis had questions regarding wetlands but he had no other problems with the plans. Ms. Sanders presented a letter regarding wetlands; however, Chairman Wayne Stewart explained that the Planning Commission does not address wetlands. He further stated that due to an illness, he had been unable to examine the subject property. He stated that he did not in any way wish for this matter to be construed as a means of getting around the ordinance. He then asked Mr. Mecchella if he would agree to a deferral until the next Planning Commission meeting to give the members more time to review the request. Mr. Mecchella agreed to a deferral. Therefore, it was the consensus of the Planning Commission to defer action on this request for further review.

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**Preliminary Plat  
Middleton Homeplace,  
Glynn Haven, Blocks 47 and 54  
Located off Cedar Street and Seventh Avenue,  
St. Simons Island, Zoned R-6 One-Family  
Residential, 5.55 Acres, 22 Single-Family  
Residential Lots**

Mr. Larry Bryson, developer/property owner, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that the plat has been reviewed and approved by the County Engineer and the Water and Sewer Commission. He explained that minor deficiencies exist; however, staff recommends approval subject to a final sign-off by the County Engineer and the Water and Sewer Commission before final acceptance.

Mr. Woody Collins had questions regarding the lot adjacent to his property. He stated that if the applicant is allowed to construct a 10 ft. driveway, he would like the same courtesy extended to him for his property. Mr. Taylor stated that he had omitted this aspect of the preliminary plat from the staff report and explained that Mr. Collins is referring to Lot 7, which will not be included in the final plat approval. He stated that when the road is open the applicant will have to come back to the Planning Commission for review.

Following review, a motion was made by Mr. Jack Kite for approval. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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GC-8-94

Request to Rezone from Freeway Commercial and Forest Agricultural to Planned Development-General (Residential, Commercial, Industrial and Timber Management), 7,824 acres extending for approximately 5 miles along both the east and west sides of I-95 from Exit 8 and Exit 9.

Property owned by Union Camp Corporation, U.C. Realty Corp. and Transtates Properties, Inc.

Mr. Bill Christian and Mr. Cameron Bland were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone 7,824 acres extending for approximately 5 miles along the east and west sides of I-95 from Exit 8 and Exit 9. He stated that east of I-95 the property is bounded on the north by Georgia Highway 99. The property is bounded on the east and north by U.S. Highway 17, on the east by Glynco Parkway and on the south by the Golden Isles Parkway. He stated that west of I-95, Georgia Highway 99 splits the property in the northern portion. The southern portion of the property is bounded by Spur 25, Cate Road and Canal Road, to be known as the Golden Isles Parkway Tract.

Mr. Taylor explained that this request was heard at the March 1st Planning Commission meeting and at that time, the request was deferred. A worksession was held on March 16th and was well attended by county agencies, the Board of Commissioners, the Water and Sewer Commission and the Planning Commission. (Previous information reported is included in the Planning Commission packages.)

Mr. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes, as previously reported.

- 2) Whether the zoning proposal will adversely affect the existing use of adjacent or nearby property;

No.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Yes.

- 4) 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;

Yes, but has been addressed in previous report.

- 5) Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Land Use Plan;

Yes.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

None.

Mr. Taylor stated staff recommends approval of this request.

Chairman Wayne Stewart commented that this request was the largest and the most reviewed project ever brought before the Planning Commission.

Following discussion, a motion was made by Mr. Richard Parker to recommend approval of this request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**GC-10-94**

Request to Rezone from FA Forest Agricultural to Planned Commercial, a 12,767 square foot lot fronting 73.03 feet on the south side of Demere Road, access via 25 foot easement, located immediately west of Demere Village Medical Center and north of Island Animal Hospital.

Charles Douglas Taylor and Janice S. Taylor, property owners, were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a lot containing 12,767 square feet from Forest Agricultural to Planned Commercial. The property is located on the south side of Demere Road, immediately west of Demere Village Shopping Center. He stated that instead of having an access drive off Demere Road, the tract is served by a 25 foot access easement.

Mr. Taylor pointed out that there are several parcels along the south side of this section of Demere Road that are zoned Forest Agricultural. The remaining properties are zoned Planned Development-General or Planned Commercial for limited commercial uses, with the exception of one tract which is zoned Medium Residential. He explained that this particular tract (zoned Medium Residential) was requested to be rezoned to Planned Commercial in 1993; however, it was denied by the Board of Commissioners and the case is in litigation at this time.

Mr. Taylor stated that the Glynn County Comprehensive Land Use Plan designates this area to be Medium Density Residential. He explained that the Comprehensive Plan, in anticipation of a changing environment and needs, contains a policy that directs any change in zoning classification on Demere Road to be done under a Planned Commercial classification. He stated that Planned Commercial allows commercial development to proceed but minimizes adverse impacts to the existing residential neighborhood.

Mr. Taylor stated that a Zoning Text is included in the packages for the Planning Commission's review. He stated the Zoning Text outlines the following as permitted uses:

1. Business involving the rendering of a personal service.
2. Retail and wholesale business with the exception of; a) bars, b) restaurant, c) grocery store, d) gas station, e) liquor store, and f) movie theater.
3. Office building or office for governmental, business, professional or general purposes.
4. Accessory use in compliance with the provisions of Section 609.3.

Mr. Taylor stated that the Zoning Text and the Site Plan addresses setbacks as follows:

1. Twenty-five foot setback area along Demere Road.
2. Twenty-five foot setback from front property line (which is the easement).
3. Ten foot setback from the rear property line.
4. Fifty foot setback from the south side, which abuts the Forest Agricultural zoning property line (Veterinary Clinic).

Mr. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Suitable.

- 2) Whether the zoning proposal will adversely affect the existing use of adjacent or nearby property;

Should have no adverse affect with adequate buffers and setbacks being met.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Yes.

- 4) 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;

Yes, will increase traffic and create additional turning movements. However, the permitted uses have been limited to eliminate high traffic volume.

- 5) Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Land Use Plan;

Shown as Medium Residential. The Plan states that if there are future rezonings on Demere Road between Sea Island Road and Frederica Road, rezonings should be limited to Planned Development or Planned Commercial.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The recent rezoning of property approximately 800 feet west of the subject property to Planned Commercial (with limited use) and other commercial developments along the south side of Demere Road.

Mr. Taylor stated that staff feels the Zoning Text and the Site Plan meets the requirements for a Planned Commercial zoning. The permitted uses should be compatible with the

surrounding area. He stated staff recommends that the Planned Commercial rezoning request, Zoning Text dated Feb. 14, 1994 and Site Plan dated Feb. 15, 1994, be recommended for approval, subject to the following:

- 1) Development to meet all the requirements for setbacks and buffering;
- 2) Existing access drive/access easement being approved by the Glynn County Traffic Safety Engineer and County Engineer; and
- 3) Prior to any construction, site plan approval is required by the Glynn County Planning Commission and the Glynn County Board of Commissioners.

Following discussion, a motion was made by Mr. Jerome Clark to recommend approval of this request subject to the conditions stated by staff. The motion was seconded by Mr. Jack Kite and unanimously adopted.

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**GC-11-94**

Request to Rezone from Forest Agricultural to Highway Commercial, 2.48 acres located on the northwest corner of U.S. Highway 341 (frontage of 575.9 feet) and Highway 99/32 (frontage of 370.1 feet).

Property owned by Mrs. Constance Daniels.

Mr. Horace Daniels and Mr. Ricky Brazell were present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone an existing tract of land containing a single-family residence (which will be removed), to allow a commercial retail business/convenience store.

Mr. Taylor explained that over the last eighteen years there have been several rezonings to commercial at the intersection of Highway 341 and Highway 32/99. He stated that the tract of land originally consisted of 2.71 acres; however, in 1990 the owner granted 0.23 acres of right-of-way to the Department of Transportation for future improvements to U.S. Highway 341. He also stated that due to the previous road improvements and the proposed road improvements on U.S. Highway 341, the properties within this intersection have become more desirable for commercial usage.

Mr. Taylor pointed out that the subject property is currently served by two existing access drives from U. S. Highway 341 with an acceleration lane, a deceleration lane and one existing access drive off Highway 32/99. He stated that the buyer would like to have another access drive off Highway 32/99, which would require the Department of Transportation's approval.

Mr. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes, the property is surrounded by commercial zonings and land uses.

- 2) Whether the zoning proposal will adversely affect the existing use of adjacent or nearby property;

No.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

No, due to commercial developments surrounding the property.

- 4) 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;

Will cause an increase in traffic and turning movements. However, with the existing acceleration lane on Highway 32/99, deceleration lane on Highway 341, and the property being located at a caution/red light, turning movements should be less interruptive and less dangerous.

- 5) Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Land Use Plan;

Yes, a portion of the property is shown on the land use map as commercial.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Yes, commercial zoning changes and developments within the area and the proposed future road improvements at the intersection of U. S. Highway 341 and Highway 32/99.

Mr. Taylor stated that staff recommends approval subject to the access drives being approved by the Georgia Department of Transportation.

Following discussion, a motion was made by Mr. Jack Kite to recommend approval of this request subject to the conditions stated by staff. The motion was seconded by Ms. Glenda Jones and unanimously adopted.

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**GC-12-94**

Request to Rezone from R-6 One-Family Residential to General Commercial, Lots 32, 33 and 34, Block A, St. Simons Heights Subdivision, consisting of 18,000 square feet and frontage of 150 feet on Georgia Street.

Property owned by Doyle Watson Enterprises, Inc.

Due to no one being present to represent this request, Chairman Wayne Stewart stated this item would be deferred; however, it was noted that Mr. Richard Suratt, owner of the First Federal Plaza, was present to speak in favor of this request. Also present were Ms. Carol Strayer and Mr. Charles Scarborough to oppose this request. Everyone was given an opportunity to state their concerns. This request will be reviewed at the May 3rd Planning Commission meeting.

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**GC-13-94**

Rezone from R-6 One-Family Residential to Medium Residential, 7.878 Acres located on the west side of Demere Road, access by a 50 foot easement running 302.57 feet and located east of George Lotson Avenue (frontage of 363.61 feet), St. Simons Island.

Ms. Wilma L. Castellio, property owner, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a 7 acre tract from single-family residential to multi-family residential. The multi-family residential zoning classification being requested is Medium Residential which allows 16 units per acre.

Mr. Taylor explained that the applicant owns the property located immediately west of a Highway Commercial tract (vacant commercial structure) which fronts on Demere Road. The 50 foot access easement that will serve the property is located across this Highway Commercial tract.

Mr. Taylor pointed out that this area consists of a mixture of uses, such as single-family, multi-family, commercial and a county ball park. The general layout plan shows that the only access to the development will be off Demere Road, with no access drives from George Lotson Lane. He stated the applicant proposes 124 units at 15.8 units per acre, 248 parking spaces and site coverage of 45%.

Mr. Taylor stated that due to the property being located between existing multi-family zoning and highway commercial zoning, staff feels the proposed multi-family development would be compatible with the area. He explained that if the rezoning is approved, the developer would be required to come back to the Planning Commission for site plan approval, and the plans would have to meet all requirements of Section 619 - Site Plan Approval, and Section 707 - Medium Residential, of the Glynn County Zoning Ordinance.

Mr. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes.

- 2) Whether the zoning proposal will adversely affect the existing use of adjacent or nearby property;

No.

- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Yes.

- 4) 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;

Will increase traffic but with existing street traffic count, would not exceed desirable limit.

- 5) Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Land Use Plan;

Shown as low density urban, this type of development is classified as medium density urban.

- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Nothing within recent years.

Mr. Taylor stated staff recommends approval, subject to site plan approval and subject to the following:

1. A 20 ft. development setback required along all property lines abutting residential properties;
2. Access being limited to one as proposed with any acceleration, deceleration or pass lanes required by the County Engineer or the Traffic Safety Engineer at the time of site plan approval, and at the developer's expense; and
3. Buffers being required in the 20 ft. setback of a continuous planted strip or solid fence. If planted, shall be composed of healthy plants which pose growth characteristics of such a ratio as to produce a dense compact planted screen not less than 3 ft. in width and 6 ft. in height, or if a fence, to be solid material not less than 6 ft. in height.

Mr. Lee Noel, Chairman of the Citizens Advisory Committee, stated he thought there would be opposition present for this request. He then asked if property owners had been notified. Mr. Taylor explained that a public hearing notice was placed in the Brunswick News advertising this request, a sign was posted on the property and all adjacent property owners were notified; however, he stated no one called to oppose this request. Mr. Taylor pointed out that due to the number of units proposed, there might be some problems when this is presented to the Water and Sewer Commission.

Following discussion, a motion was made by Mr. Richard Parker to recommend approval of this request subject to the conditions stated by staff. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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**GC-14-94**

Request to Rezone from Forest Agricultural to Local Commercial, 2.0 acres located within Brunswick Memorial Park Cemetery, beginning 290 feet south of Joyce Drive and having access by a 30 foot easement 421 feet in length off the east side of U. S. Highway 17. Property owned by Golden Isles Cemetery Group, Inc.

Due to his association with the Golden Isles Cemetery Group, Mr. Richard Parker abstained from voting on this request. However, he stated he would answer any questions the Planning Commission might have.

Mr. Larry Taylor presented the staff's report. He stated that this request is to rezone a 2 acre tract of land located within the Brunswick Memorial Park Cemetery. Access to this site is by an access easement through the cemetery, off U. S. Highway 17.

Mr. Taylor pointed out that the property located directly across U. S. Highway 17 is a large tract of land zoned Highway Commercial with various commercial uses. He stated that other zonings in the immediate area are Local Commercial, R-20 One-Family Residential and Forest Agricultural.

Mr. Taylor stated that according to the Glynn County Zoning Ordinance, a cemetery is a permitted use in Forest Agricultural zoning. He stated that in staff's opinion, a cemetery and a funeral home are complementary to one another; however, a funeral home is considered personal type care and is only allowed as a commercial use.

Mr. Taylor stated in order to further evaluate this request, the following matters were considered in developing staff's recommendation:

- 1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes, the use would be compatible only when restricted to funeral home/cemetery type of permitted uses.

- 2) Whether the zoning proposal will adversely affect the existing use of adjacent or nearby property;  
None.
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;  
Yes.
- 4) 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;  
Very limited, if any.
- 5) Whether the zoning proposal is in conformance with the policy and intent of the Comprehensive Land Use Plan;  
Specialized use, not applicable.
- 6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;  
Surrounded by cemetery.

Mr. Taylor stated that staff recommends approval with the condition that the only commercial permitted use will be for a funeral home/cemetery or any related or associated use to a funeral home/cemetery. He pointed out that the owner has agreed to the condition being placed on the rezoning.

Following discussion, a motion was made by Mr. Jerome Clark to recommend approval of this request subject to the condition stated by staff. The motion was seconded by Ms. Georgia DeSain. Voting Aye: Mr. Jerome Clark, Ms. Georgia DeSain, Ms. Glenda Jones, Mr. Jack Kite and Mr. Wayne Stewart. Abstained From Voting: Mr. Richard Parker.

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Upon a motion made by Ms. Georgia DeSain and seconded by Mr. Jack Kite, the Minutes of the March 1, 1994 regular meeting and the Minutes of the March 16, 1994 worksession were approved and unanimously adopted.

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Under Staff Items, Mr. Larry Taylor stated that he forwarded copies of the "Glynn County Public Involvement Plan" and copies of "Appearance Codes For Small Communities" to the Planning Commission for information and review. He stated perhaps the Planning Commission could form a subcommittee to discuss these documents.

Also under Staff Items, Mr. Taylor gave an update on the draft Transportation Improvement Program (TIP). He stated the Citizens Advisory Committee conducted the first hearing on the

TIP on March 31, 1994. The Technical Coordinating Committee will meet on April 8th to discuss the draft, followed by the Policy Committee's meeting scheduled for April 15th.

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Under Commission Items, Chairman Wayne Stewart advised that the new Planning Official, Mr. Daniel Reuter, will be present for the May 3rd Planning Commission meeting. Chairman Stewart suggested that the Planning Commission and staff invite Mr. Reuter to lunch possibly on May 2nd in an effort to become better acquainted. He stated he would confer with staff and compose a letter with the date, time and place.

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At this point in the meeting, Dr. Doyle Watson, application number GC-12-94, arrived for the meeting. Chairman Stewart advised Dr. Watson that in his absence, this request was deferred until the May 3rd Planning Commission meeting. Chairman Stewart also advised that opposition and supporters were present for this request. Dr. Watson apologized for being late and stated he will be present for the May 3rd Planning Commission meeting.

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Mr. Lee Noel, CAC Chairman, had questions regarding two of the conditions placed on approval of SUP-1-94, The Village Deli, at the January 4, 1994 Planning Commission meeting. He stated the curb and gutter and the unsightly alley have not been addressed by the applicant. Mr. Larry Taylor then gave an update on the request. He explained that the applicant requested a delay on meeting those requirements until after the county drainage project is completed. He pointed out that as a guarantee, the applicant presented a signed contract to the Board of Commissioners and at that time, the Commissioners granted the applicant a 30 to 45 day delay on meeting the requirements.

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The meeting adjourned at 10:20 a.m.