

M I N U T E S

GLYNN COUNTY PLANNING COMMISSION  
FEBRUARY 1, 1994 9:00 A.M.

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

STAFF PRESENT: Larry Taylor, Acting Director  
Deborah Taylor, Zoning Admin.  
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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Chairman Stewart advised that the first item on the agenda, Mr. Bill Taylor to address County Council, be delayed until a public hearing is conducted.

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**Preliminary Plat  
Indigo Pointe Subdivision  
Located off Sandpiper Road, Avoca  
Villa Subdivision; 9.2 Acres,  
7 Residential Lots; Zoned General  
Residential Individual Wells and  
Individual Septic Tanks**

Mr. William S. Smith, property owner/developer, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all requirements for preliminary plat approval and it has been approved by the County Engineer. Mr. Taylor stated staff recommends approval.

Following review, a motion was made by Mr. Jerome Clark to approve the Preliminary Plat of Indigo Pointe Subdivision. The motion was seconded by Ms. Georgia DeSain and unanimously adopted.

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**Site Plan**  
**Ridglee Mobile Home Park**  
**Located off Cate Road**  
**Zoned Mobile Home Park, 11.6 acres,**  
**62 Mobile Home Rental Lots County**  
**Water and Sewer**

Mr. David O'Quinn, agent, was present for discussion.

Mr. Larry Taylor presented the staff's report. He stated that this plat meets all requirements for site plan approval for a mobile home park. He stated that all roads, water and sewer, drainage and retention pond are to remain private and maintained by the developer. Mr. Taylor pointed out that water and sewer, including fire protection, will be constructed per specifications provided by the Glynn County Water and Sewer Department for a private system.

Mr. Taylor explained that a fee in the amount of \$7,000 dollars will be charged for the 6 inch meter line. He stated the developer is requesting approval subject to the impact fee being charged per lot and worked out between the developer and the Glynn County Water and Sewer Department.

Following review, a motion was made by Ms. Georgia DeSain for approval of this site plan. The motion was seconded by Mr. Ira Moore and unanimously adopted.

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SUP-2-94

Request for a Special Use Permit for the location of a Candy Store/Espresso Shop in the General Commercial-Core Zoning District, St. Simons Village Area; in conformance with the Village Preservation Ordinance, to be known as Sugarbabies Coffee and Gourmet Chocolates. Address being 315 Mallory Street, for site of Shirley's Island Shoppe.

Property owned by Shirley J. Ralston.

Ms. Marilyn Briggs, agent, was present for discussion.

Mr. Larry Taylor presented the staff's report. He explained that Section 715 of the Glynn County Zoning Ordinance states the following: "The definition of a restaurant in the Core District shall refer to any retail establishment where 25% of its business is devoted to serving prepared food or drink, either prepared on the premises or elsewhere, which is offered to the general public to be consumed either on the premises or take-out. This includes bakeries, candy stores, ice cream parlors, concessions or any similar type of food service business".

Mr. Taylor stated that based on this definition, the described business, Sugarbabies Coffee and Gourmet Chocolates, would exceed 25% of food or drink, which requires a special use permit. He stated according to Section 715.3 of the

Ordinance, in order to be a restaurant in the General Commercial-Core District, at least one of the following must be met:

- 1) History of being in operation as a restaurant prior to enactment of the Glynn County Zoning Ordinance.
- 2) Total overall patron space not to exceed 400 square feet and a seating capacity of 16 patrons.
- 3) Provide parking space of 50% of Glynn County's requirement for restaurant parking.

Mr. Taylor stated that this space does not have a history of being a restaurant (former retail clothing store) and has no ability to provide a parking area. Therefore, the business would be required to be in compliance with the Zoning Ordinance by limiting patron space and seating to 400 square feet and 16 patrons. He explained that the plans submitted do not show the actual number of seating; however, the patron space is approximately 800 square feet with a service/sales bar of approximately 30 linear feet. Due to the nature of the proposed business, a certain amount of the patron space will be used for shelves and display of products.

Mr. Taylor stated staff recommends that a special use permit be issued for a candy/coffee shop with the following conditions:

1. Table seating be limited to a total of 16 chairs. Any outside seating or service bar seating to be included in this total number. Any increase in seating will require further approval by the Planning Commission.
2. Due to the patron space being larger than allowed, the business should be limited to food sales and service of candy/coffee only. Any additional food items or kitchen installation not related to candy/coffee sales will require further approval by the Planning Commission.

Mr. Taylor explained that signage and exterior alterations are in conformity with the Village Preservation Ordinance and therefore staff recommends approval of the exterior changes as proposed.

Mr. Taylor pointed out that there are two items to be voted on; 1) approval of the special use permit, and 2) approval of exterior alterations. Thereupon, a motion was made by Mr. Ira Moore to approve the special use permit. The motion was seconded by Ms. Glenda Jones and unanimously adopted.

Further discussion ensued. Ms. Marilyn Briggs gave a brief presentation. She explained that the operation would be for candy and coffee sales only. She stated this is not a restaurant and therefore there would be no kitchen and no oven. Chairman Wayne Stewart explained to Ms. Briggs that if a kitchen is ever installed in the future, she would have to come back to the Planning Commission for approval.

Mr. Bob Fell, St. Simons Island resident, asked if dumpsters would be located in the alley. Ms. Briggs stated that dumpsters have not been placed yet. Mr. Taylor explained that the previous business did not have a dumpster. A regular

residential garbage pick-up was conducted. Ms. Briggs stated she would continue the regular pick-up service for garbage and cans.

Following discussion, a motion was made by Mr. Richard Parker to approve the exterior alterations of this request. The motion was seconded by Mr. Jerome Clark and unanimously adopted.

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#### **STAFF ITEMS**

Mr. Larry Taylor explained that representatives from Spanky's Restaurant approached him at the Planning and Zoning Office and requested him to review plans for a building permit. The representatives stated that they were hoping to relocate the restaurant from Marina Village to Retreat Plaza. At that time, it was noted that parking would be a problem.

Mr. Taylor pointed out that this item was not included in the Planning Commission packages and was not listed on the agenda for discussion because at the time the request was for a building permit; however, due to discrepancies with parking, Mr. Taylor thought the matter should be discussed by the Planning Commission, therefore the item is being presented as a staff item.

Mr. Taylor explained that according to the Glynn County Zoning Ordinance, the amount of parking a restaurant must provide is based on seating capacity. He stated in 1984, the Planning Commission at that time granted site plan approval. The site plan was a proposed development for the construction of a retail building with 8,260 square feet, providing 31 off-street parking spaces on the property and sharing the adjacent shopping center parking spaces for overflow. Mr. Taylor stated the 31 existing parking spaces are shared by three retail businesses and may not be enough to accommodate the restaurant.

Several business owners were present to oppose this request. Also present were citizens and representatives of Spanky's Restaurant to speak in favor of this request. Everyone was given an opportunity to state their concerns.

Mr. Calvin Yarborough, representing Spanky's Restaurant, stated that Spanky's has been an asset to the community. He stated he does not see where parking would be a problem.

Mr. Sam Coffey was present to offer his support and remarked that he is "pro-growth". He commended Spanky's for doing an excellent job in the community.

Mr. Dan Dickerson stated that Spanky's has a long history of community involvement. The restaurant has provided a good income for approximately 40 people in this area. Mr. Dickerson stated in his opinion, "the more businesses you have the more money you make" and local citizens should welcome businesses.

Mr. Bob Adams stated that if the restaurant owners have met all the requirements, they should be allowed to relocate their establishment. He stated the owners have installed rest rooms facilities to accommodate disabled citizens and they are also in the process of installing a sprinkler system, which will be beneficial to the adjacent shops in the area. Mr. Adams stated parking would not be a problem because "if you have the product, the consumers will find the parking spaces".

Mrs. Jane Branch, owner of the Carousel, one of the shops in Retreat Plaza, expressed that she and other shop owners were not informed of this meeting and were not notified that this matter would be discussed. She stated she found out by chance, through a third party, the day before this meeting. Mrs. Branch also had questions regarding the variance. Chairman Wayne Stewart assured Mrs. Branch that it has never been the Planning Commission's intention to conceal information. He further explained that the variance for commercial use of the property is already in place and the Planning Commission is reviewing and reconfirming the variance for parking.

Attorney Tom Whelcher, representing owners of the shopping center, stated his clients are concerned about the parking spaces that belong to the shopping center. He also stated that his clients were concerned that they did not have any say in their property being used; however, he stated opposition could be rectified.

Mr. Paul Branch stated in addition to the parking situation, there are other unanswered questions, such as the building layout. He stated he and the other owners need time to see the plans for the restaurant. He asked about the front door entrance and the location of the kitchen. He also had questions regarding possible smoke and odor problems, fire regulations and the affect this transition would have on his insurance. Mr. Branch stated that the shopping center was intended for retail shops only.

Mr. Taylor explained that according to the Glynn County Zoning Ordinance, a restaurant is a permitted use in a shopping center. He stated that the space qualifies to be approved by the state fire marshal. He also pointed out that Spanky's is following through with the 1984 condition approval that the building be entered from both sides.

Chairman Wayne Stewart suggested this item be deferred to give all the parties involved enough time to discuss this matter and possibly reach an agreement.

Following discussion, it was the consensus of the Planning Commission to defer this item and have a called meeting on February 16, 1994 at 1:00 p.m. in Room 234 of the Office Park Building for further discussion.

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**Discuss the status of The Regional  
River Corridor Protection Plan**

Mr. Larry Taylor reported that the County Commission has scheduled a meeting for February 17th to discuss and receive public input on The Regional River Corridor Protection Plan. He stated this will be an advertised public hearing. He also pointed out that February 16th will be an advertised public hearing for the Planning Commission to discuss this plan and to continue discussion on the relocation of Spanky's Restaurant.

Also under Staff Items, Mr. Taylor reported that the deadline date to research the Historic Preservation Grant is February 18th.

Mr. Taylor advised that there will be a joint worksession between the Board of Commissioners and the Planning Commission today at 5:00 p.m. in the Historic Courthouse. The purpose of this worksession is to have a "free flow" of ideas and discuss the county's goals and objectives for 1994. The Glynn County Comprehensive Plan and the Historic Preservation Grant will also be discussed at this worksession.

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Upon a motion made by Mr. Jack Kite and seconded by Ms. Glenda Jones, the Minutes of the January 4, 1994 Planning Commission Meeting were approved and unanimously adopted.

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The meeting adjourned at 10:50 a.m.