

M I N U T E S

 CALLED MEETING
GLYNN COUNTY PLANNING COMMISSION
December 7, 1990 10:00 A.M.

PRESENT: Mr. Dennie McCrary, Chairman
 Mr. Larry Evans
 Ms. Sidneye Henderson
 Ms. Carolyn Hill
 Mr. William Holland
 Mr. Benjamin Jaudon
 Mr. Lee Kicklighter

STAFF PRESENT: Rick Anderson, County Planner
 Deborah Chapman, Zoning Administrator
 Jennifer Detloff, Planner
 Janet Loving, Administrative Secretary

Chairman Dennie McCrary called the meeting to order and the invocation was given.

Election of Vice-Chairman for 1991

Mr. Larry Evans made a motion that nominations be open and nominated Mr. Benjamin Jaudon to serve as Vice-Chairman. Motion was seconded by Mr. William Holland. Motion was then made and seconded that nominations be closed. Mr. Benjamin Jaudon will serve as Vice-Chairman for 1991.

CUP-1-90

Request for a Conditional Use Permit for the expansion of an existing drinking establishment (Danny's), to add 1,560 square feet for restaurant facilities, to be known as Danny's Cafe, in the General Commercial-Core Zoning District, 303 Mallory Street, St. Simons Island.

Mr. Danny L. Camp, applicant, was present for discussion.

Ms. Deborah Chapman presented the staff's report and zoning map showing the Core District. She stated that the plan submitted shows an area of approximately 988 square feet of patron space. Based on the standard parking requirements for a restaurant, 1 space for each 70 square feet of patron space and 1 space for each 2 employees, approximately 17 spaces would be needed. She stated that the applicant desires to open for breakfast, lunch and dinner.

Mr. Danny Camp presented photos of the existing unit. He stated that he wants this expansion so that he will have a good place with less expensive prices. He also expressed concerns for the older population of St. Simons Island.

Mr. Camp further stated that he has had good responses from customers and the Village Association regarding his request. He stated that he has had no violations or complaints from the Health Department or from the Glynn County Fire Chief and he intends to keep it this way.

Ms. Chapman presented a draft amendment regarding the Core Village Area for the Planning Commission's review.

Following discussion, a motion was made by Ms. Carolyn Hill to recommend approval of this request. Motion was seconded by Mr. Benjamin Jaudon and unanimously adopted.

CUP-2-90

Request for a Conditional Use Permit for the location of a 384 square foot restaurant/sandwich shop in the General Commercial-Core Zoning District, 208 Mallory Street, St. Simons Island.

Mr. Gary Walker, applicant, was present for discussion.

Ms. Deborah Chapman presented the staff's report. She stated the plan submitted shows an area of approximately 164 square feet of patron space. Based on the standard parking requirements, 1 space for each 70 square feet of patron space and 1 space for each 2 employees, approximately 4 spaces would be needed. She further stated that the applicant desires to open during lunch hours only.

Ms. Chapman stated that the applicant received a letter from the Health Department saying that these plans and specifications are approved for restrictive food service.

Following discussion, a motion was made by Mr. Benjamin Jaudon to recommend approval of this request. Motion was seconded by Ms. Sidneye Henderson and unanimously adopted.

Mr. Tim Mathews, property and business owner in the Village Area, was present to express his concerns on the number of food and drinking establishments coming into the Village. He stated that parking will become a potential problem if more businesses are allowed. He also expressed concerns regarding directional signs and handicapped parking.

Mr. Dennie McCrary explained that there is a draft amendment of an Ordinance on the St. Simons Village Preservation District that covers Mr. Mathews' concerns, but it is still in the review process.

Under Commission Items, there was a lengthy discussion on keeping the Planning Commission informed of the status of projects. Ms. Chapman agreed to make a status sheet of actions which the Planning Commission had approved, yet not finalized.

Meeting Adjourned At 10:40 A.M.