

**MINUTES**  
**GLYNN COUNTY PLANNING COMMISSION**  
**JANUARY 4, 2000 9:00 A.M.**

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MEMBERS PRESENT:     Richard Altman, Chairman  
                          Lamar Cole, Vice Chairman  
                          Perry Fields  
                          Hal Hart  
                          Iris Touw  
                          Jonathan Williams

STAFF PRESENT:        Chuck Taylor, Director  
                          Cindy Olness, Planning Official  
                          Donna Scott, Planner II  
                          Deborah Taylor, Zoning Administrator  
                          Buster Reese, Assistant County Engineer  
                          Ed Halbig, Transportation Planner  
                          Janet Loving, Recording/Admin Secretary

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Chairman Richard Altman 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 procedure and audience participation in discussing agenda items.

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On behalf of the Planning Commission, Ms. Olness introduced and welcomed Mr. Ed Halbig, Transportation Planner, as the new staff member of the Planning & Zoning Division.

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**GC-3-00**

**Request to rezone from Forest Agricultural to M-12 One-Family Residential Manufactured Home, 3.864 acres fronting 261.17 ft. on the east side of Hautala Drive and lying immediately north of Interstate 95 (southbound lane); 43.46 ft. north of Old Jesup Road and 465.71 ft. south of Cate Road.  
James J. Radford & Roxie Ann Radford, Property Owners  
Lynn Harriman, Agent**

This request was deferred for later in the meeting pending arrival of a representative.

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**GC-4-00**

**Request to rezone from Forest Agricultural to Highway Commercial, 14.12 acres fronting 815.29 ft. on the north side of Blythe Island Highway a.k.a. Georgia Highway 303, and located 560 ft. west of Middleton Drive.  
MARMAC Communications, Inc. (Gary P. Marmit & Sharon McKeand, Property Owners); Roger C. Steffens, Steffens & Assoc., Agent**

Mr. Roger Steffens was present for discussion. The property owners were also present.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

This request is to rezone a 14.75 acre tract of land located on Blythe Island Highway. Immediately west of the subject property is a tract of land that was rezoned to Highway Commercial in 1977. To the east of the property is a tract of land consisting of 21 acres that was rezoned to Planned Development-General in 1972, which is the location of a KOA Overnight Recreational Vehicle Park.

This section of Blythe Island Highway, between Highway 84, Highway 17, and Highway 82 Intersection and the Colonels Island Rail Road has experienced numerous zoning changes to commercial classifications since 1972.

The property is currently the site of a radio station with two towers, which is a permitted use within the existing Forest Agricultural zoning classification. The applicant proposes to relocate the towers and develop the remaining property for commercial retail and office buildings.

A concept plan has been submitted showing proposed offices, retail buildings and the tower relocation. The concept plan is for rezoning purposes only and therefore is not being reviewed for compliance with the Telecommunications Ordinance. If the subject property is rezoned to Highway Commercial and a site plan is submitted for approval, the entire tract of land will be evaluated for compliance with the Glynn County Zoning Ordinance.

In conformance with Section 1103. Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:

- 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 area consists of various commercial zoning classifications and uses.

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

With adequate access, which will have to be approved by the Department of Transportation, commercial use would not have any adverse affect.

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

Yes, the property could be developed as zoned.

- 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 have an impact on the transportation facilities, but with adequate access the effect should not be excessive.

If rezoned, when a site plan is submitted for a approval, all of the above will be considered to help eliminate any negative impacts.

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

Yes, the subject property is shown as commercial.

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

None that staff is aware of.

Ms. Olness stated that staff is recommending approval of this request.

Mr. Roger Steffens gave a brief presentation. He stated that this particular intersection is rapidly growing, especially with the new developments taking place to the south and to the west. He stated that there is a significant need for commercial and office uses in this area, and he feels that this request would go a long way toward solving that need. Mr. Steffens asked for a favorable recommendation from the Planning Commission. He then presented the land use plan that shows shopping (of a commercial nature), the opportunity for restaurants, a bank and office uses. He also pointed out the two towers located on the site and stated that one tower would remain in place and one would be relocated to the rear of the site to free up the area for development.

Mr. Paul Stanton, president of the Royal Oaks Homeowners Association, was present to speak in favor of this request.

Following discussion, a motion was made by Mr. Hal Hart to recommend approval of this request. The motion was seconded by Mr. Perry Fields. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Perry Fields, Mr. Hal Hart and Mr. Jonathan Williams. Mrs. Iris Touw was late for the meeting and did not hear all of the discussion; therefore she abstained from voting on this item.

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**Site Plan/Commercial Development for Allan Smith  
Zoned Planned Commercial, 1.32 Acres, Located  
off Demere Road Behind Island Laundry & Car Wash  
Palm Coast Associates, Inc., Owner; Allan Smith, Developer**

Mr. Don Hutchinson was present for discussion. Mr. Allan Smith was also present.

In order to avoid a conflict of interest, Mr. Hal Hart excused himself from the table and joined the audience.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

This site is a 1.32 acre tract zoned PC Planned Commercial and is located behind the Island Laundry & Car Wash on Demere Road. It is adjacent to Ace Garden Center to the west and the Island Club Golf Course to the east and south. The proposed use is for service and repair businesses. Access from Demere Road is via 30 ft. easement through the aforementioned laundry and car wash property.

Site coverage includes the proposed new buildings (including future buildings) to equal 16,200 sq. ft. (28.17%); pavement, sidewalks, concrete pads, etc. to equal 29,799 sq. ft. (51.88%); grassed and/or landscaped area to equal 11,500 sq. ft. (20%). Total area 57,499 sq. ft. (100%).

Parking required equals 41 spaces. Parking provided equals 55 spaces and 2 handicap-parking spaces are provided. Maximum building height equals 35 ft.

This project has received approval for the LDA permit.

A copy of the approved PD Text and Board of Commissioners resolution is included in the packages for review. It is the opinion of the Planning and Zoning staff that this project is not in compliance with conditions #1 and #3. The site has been cleared prior to the issuance of site plan approval. In addition, the site plan does not show the buffers required under Section 717.6 but does show that the area will be disturbed and used for a detention pond.

The Building Inspection Division, as well as Engineering, Environmental Engineering, GIS and Fire have all favorably reviewed this project. The Planning and Zoning Division has denied this project due to the violation of the conditions of rezoning.

Ms. Olness stated that staff is recommending denial of this request.

Mr. Don Hutchinson gave a brief presentation. He stated that staff has misinterpreted the Zoning Text. The Zoning Text for this Planned Development states that there will be a 25 ft. natural buffer setback along Demere Road and a 50 ft. building and 10 ft. parking setback with adequate buffers along other perimeter property lines. Also, to be in compliance with Section 717.6, Item 2d, "buffer area abutting residential property." Mr. Hutchinson stated that this property does not abut residential property. He then pointed out the location of the site and the zoning of the area along the Golf Course.

Mr. Hutchinson contends that the development is in compliance with the Text in that the 50 ft. building setback was meant for Demere Road (covered under 1A of the Text). However, the Planning Commission disagreed and stressed that the Text is in fact very clear. Mr. Perry Fields explained that 1A of the Text covers the area along Demere Road and 1B, the 50 ft. building and 10 ft. parking setbacks, supply the other perimeters. Thereupon, a motion was made by Mr. Fields to recommend denial of this request in that it does not comply with the setbacks. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Perry Fields, Mrs. Iris Touw and Mr. Jonathan Williams. Abstained From Voting: Mr. Hal Hart.

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**Preliminary Plat/Golden Isles Place  
Zoned Planned Development-Shopping, 10.83  
Acres, located just behind Golden Isles Plaza  
Bill Collins, Property Owner  
Brad Johnson, BKJ Investments, Developer  
Jack Shriver, Collins & Arnold, Agent**

Mr. Jay Donahue was present for discussion.

Ms. Olness distributed a reduced version of the preliminary plat with minor corrections to the scale bar and road names. She then proceeded with the staff's report as follows:

The applicant proposes to subdivide 10.83 acres. A 50 ft. right-of-way along Juniper Court and a 50 ft. right-of-way along Juniper Circle are also proposed.

The project will require an LDA permit. Water and Sewer will be obtained from the City of Brunswick.

Ms. Olness stated that the Planning & Zoning Division, Building Inspections, the Fire Department, Engineering and the Environmental Quality Department have all favorably reviewed this project. Staff recommends approval of this project.

Mrs. Touw had questions concerning the setbacks. She stated that at the top of the plat there is a line in large print that indicates a 50 ft. setback with buffers, but in smaller print there is a line that indicates a 10 ft. building setback. Ms. Olness stated that the 10 ft. building setback is actually required under the ordinance. Mrs. Touw stated that having both setbacks on the plat could cause confusion at the time of developing the property. Ms. Olness explained that this could be corrected during the final plat process. However, Mrs. Touw suggested that it be corrected now. She stated that it should be one or the other. Ms. Olness stated that the 50 ft. setback is a condition of the zoning. Also as a condition, she explained that the Planning Commission could stipulate that the 10 ft.

setback be removed at the final plat process. For clarification, Mr. Ernie Johns stated that the 10 ft. setback is a requirement of the Subdivision Regulations.

Mr. Perry Fields had questions about the type of buffer being proposed in this development. It was noted that information regarding buffers was included in the applicant's zoning text. At this time, Mrs. Deborah Taylor left the meeting to retrieve the PD Text from the file room of the Planning Office. It was the consensus of the Planning Commission to delay its decision until after Mrs. Taylor returns with the PD Text.

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**Preliminary Plat/Forest Cottages, Phase III  
Zoned Planned Development-Residential  
4.170 Acres, Located off Forest Road  
Sea Island Company, Owner/Developer**

Mr. Bill Edenfield and Mr. Bill Foster, Jr. were present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

The applicant proposes to subdivide 2.918 acres of the 4.170 acres into 11 lots with the smallest lot to equal 9,069 sq. ft. The minimum lot size required is 6,000 square feet. Forest Road, which will remain private, equals 1.252 acres. Also proposed is an 80 foot right-of-way along Oglethorpe Drive. The common areas will be maintained by the developer/owner and/or the homeowners associations.

This property will be served by private water and sanitary sewer.

Ms. Olness stated that the Planning & Zoning Division, Building Inspections, the Fire Department, GIS, Engineering and the Environmental Quality Department have all favorably reviewed this project. Staff recommends approval of this request.

Following review, a motion was made by Mr. Lamar Cole to approve this request. The motion was seconded by Mrs. Iris Touw and unanimously adopted.

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**Preliminary Plat/Hermitage Island Plantation  
Zoned Forest Agricultural, 69.095 Acres,  
Located off Oak Grove Road  
Driggers Construction Co., Owner/Developer**

Mr. Terry Driggers and Mr. Ernie Johns were present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

The applicant proposes to subdivide 56.721 acres into 63 lots with the smallest lot to equal 27,646 sq. ft. Total area of roads equals 12.344 acres. Also proposed is a 40 ft. right-of-way along Emerald Point Drive and a 40 ft. right-of-way along Arrowhead Court. A 100 ft. right-of-way is proposed along Emerald Point Way.

There will be a private water system and private septic tanks.

The applicant has requested a variance to exceed the length of dead-end streets as per Section 602.2 g) of the Subdivision Regulations. (A letter from Driggers Construction Company was included in the packages for the Planning Commission's consideration.)

Ms. Olness stated that the Planning & Zoning, Building Inspections, the Fire Department, Engineering and the Environmental Quality Department have all favorably reviewed this project. She stated that staff recommends approval with the following condition that must be met prior to Construction Plan approval:

1. Name the 60 ft. access easement to lots 28 & 29. The name must be approved by the GIS Department

Mrs. Iris Touw stated that the planning package is not sufficient in that the Preliminary Plat included in the package has no numbers, no sizes, no roads, etc. and therefore she will not vote for the plat that's included in her package. (It was noted that maps with the stated information were displayed on the walls of the meeting room.) Ms. Olness offered staff's apology; however, she pointed out that what's required is the reduced version of the Preliminary Plat provided by the applicant, which is what the members received in their package. Mrs. Touw stated that what is required of the Planning Commission is that they have lots with the dimensions, building setbacks, and roads depicted in order to vote on the item. She stated that there is another Preliminary Plat request on today's agenda lacking the same information. Ms. Olness stated that in the future, staff would try to get better versions.

At this time, Mrs. Touw apologized in advance to the applicants and stated that she will vote against this request and additional requests of this nature on the basis that the planning packages do not include all of the necessary information.

Mr. Hal Hart wanted to know the maximum length of a cul-de-sac. Mr. Buster Reese, Assistant County Engineer, stated that the maximum length is 1250 ft.

Regarding Mrs. Touw's comment, Mr. Ernie Johns, Atlantic Surveyors, explained that when they submit a Preliminary Plat, they submit three complete sets of the entire package at a legible size (like the ones displayed on the walls). According to the Subdivision Regulations, they have the option of either submitting a reduced version (like the one in the packets) or submitting the full size version. Mr. Johns stated that he has no problem with submitting more copies of the full size version, but the planning staff asked for the reduced copies.

Mr. Hart asked Mr. Johns if he knew the length of the driveway of this project. Mr. Johns replied that it is several thousand feet. Mr. Hart had further questions regarding the driveway. Mr. Terry Driggers explained that they're bringing in a road to access Little Hermitage Island temporarily. The cul-de-sac will end up being a temporary cul-de-sac. He stated that they have left off lots for the purpose of bringing in future roads.

Mr. Perry Fields wanted to know the extent of paving the road. Mr. Driggers stated that they are proposing to pave all the way to the entrance of Little Hermitage Island.

Referring back to Mrs. Touw's comment, Mr. Hart pointed out that the decision to include the reduced version was done in-house and he feels that the developer should not be punished for something that was done in-house. Mrs. Touw stated that the Planning Commission is charged with checking certain items before rendering a decision; however, in this case and with great reservation, she would be willing to accept this Preliminary Plat as submitted. She asked that anything else that comes to the Planning Commission in this form be denied.

Following discussion, a motion was made by Mr. Hal Hart to approve this Preliminary Plat subject to the condition stated by staff. The motion was seconded by Mr. Lamar Cole. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Hal Hart, Mrs. Iris Touw and Mr. Jonathan Williams. Mr. Perry Fields abstained from voting to avoid a conflict of interest.

At this time, Mrs. Taylor returned with the PD Text for **Golden Isles Place**. After reviewing the text for the buffer requirement, a motion was made by Mr. Perry Fields to approve this request with reference to the 10 ft. building setback being removed from the plat. However, discussion continued and the motion was amended to also include condition #2 of PD Text as follows:

*All commercial property lines adjoining residential zoning will require the standard landscape buffer as required in Section 613 of the Glynn County Zoning Ordinance, as well as a 50 ft. development setback line. No buildings, parking, paving or structures will be allowed in the 50 ft. setback area. All easements to adjoining residential property to be a minimum of 50 ft. and meet all Glynn County Zoning standards.*

The motion was seconded by Mr. Lamar Cole and unanimously adopted.

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**Preliminary Plat/Simonton Court  
(Formerly Charleston Place) Zoned R-6  
One-Family Residential, 4.493 Acres  
Located off North Harrington Road  
Andrew Tostensen, Owner/Developer**

Mr. Tostensen was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

The applicant proposes to subdivide 3.795 acres into 23 lots with the smallest lot to equal 6,016 sq. ft. Total area of roads equals 0.698 acres. Also proposed is a 40 ft. right-of-way along Pulaski Trail. A 10 ft. utility easement is reserved along road rights-of-way.

The water supply will be Glynn County Water System, and the sewage disposal will be Glynn County Sewer.

Ms. Olness stated that the Planning & Zoning Division, Building Inspections the Fire Department, GIS, Engineering and the Environmental Quality Department have all favorably reviewed this project. Staff recommends approval of this request.

Following review, a motion was made by Mr. Perry Fields to approve this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

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**Preliminary Plat/West Point Plantation  
Zoned R-12 One-Family Residential,  
158.64 Acres, Located off West Point Drive  
West Point Plantation, LLC, Owner/Developer**

Mr. Ernie Johns and Mr. Bob Torras were present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

The applicant proposes to subdivide 7.87 acres into 26 lots with the smallest lot to equal 12,014 sq. ft. Total area of roads equals 23.51 acres. A 10 ft. utility easement is reserved along all road rights-of-way. Common areas to be retained by the owner and/or homeowners association.

The water supply will be Glynn County Water System, and the sewage disposal will be Glynn County Sewer.

Ms. Olness stated that the Planning & Zoning Division, Building Inspections the Fire Department, and Engineering have all favorably reviewed this project. The Environmental Engineering Division staff was unable to review the revision to the plat.

Ms. Olness stated that staff recommends approval of this request with the following condition:

1. The Environmental Engineering Division must approve the revision to the preliminary plat before Construction Plans may be approved.

As stated for the Hermitage Island Preliminary Plat, Mrs. Touw pointed out that she would be willing to accept West Point Plantation Preliminary Plat as submitted, but asked that anything else that comes to the Planning Commission in this form be denied.

Following discussion, a motion was made by Mr. Hal Hart to approve this request subject to the condition stated by staff. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

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The Planning Commission took a 10 minutes recess. The meeting resumed at 10:26 a.m.

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It was noted that Ms. Lynn Harriman, agent for **Application #GC-3-00** was now in attendance. Ms. Harriman apologized for being late. The request was presented as follows:

**GC-3-00**

**Request to rezone from Forest Agricultural to M-12 One-Family Residential Manufactured Home, 3.864 acres fronting 261.17 ft. on the east side of Hautala Drive and lying immediately north of Interstate 95 (southbound lane); 43.46 ft. north of Old Jesup Road and 465.71 ft. south of Cate Road.  
James J. Radford & Roxie Ann Radford, Property Owners.**

The staff's report was included in the packages for review and was presented by Ms. Olness as follows:

This request is to rezone a 3.864 vacant tract of land having frontage along Interstate 95 and Hautala Drive. The request is for an increase in density and proposed subdivision to allow for the placement of manufactured homes and/or site-built homes. The current zoning of Forest Agricultural allows the placement of mobile homes, manufactured homes and site-built homes.

The existing zoning, Forest Agricultural, requires a minimum lot size of 20,000 square feet and a minimum lot width of 100 ft. The rezoning being requested, M-12 requires a minimum lot size of 12,000 sq. ft. and minimum lot width of 90 ft. The applicant would be required to provide public water and/or sewer to the subject property. A letter from Environmental Engineering of Public Works Department has been received stating that county maintained water and sewer facilities are available to the property.

In 1995, a 30,372 sq. ft. parcel of land located on the northeast corner of Cate Road and Hautala Drive was rezoned from Forest Agricultural to M-12 One-Family Residential Manufactured Home. The approval was subject to water and sewer being provided to the property. The zoning change allowed the applicant to subdivide the property and have two lots instead of one lot.

The request being considered at this time is the same type of request, FA to M-12, but there is more acreage involved with this application which allow more lots/structures. Depending on the road right-of-way and other requirements outlined in the Glynn County Subdivision Regulations, the 3.864 acre tract could possibly be subdivided with a maximum of 14 lots/structures.

In conformance with Section 1103. Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:

- 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 type structures allowed with the current zoning classification would be the same as the proposed zoning classification, with the exception that mobile homes could not be allowed.

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

The zoning change would permit more density due to lesser minimum lot size and minimum lot width requirements. This would allow additional structures on the subject property when subdivided.

The current zoning classification, Forest Agricultural, allows a density of two (2) units per acre. The requested zoning classification, M-12 One-Family Residential Manufactured Home, allows a density of three (3) units per acre.

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

Yes, could be developed as a residential subdivision having minimum lot size requirements of 20,000 sq. ft.

- 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;

The proposed request would allow for higher density, which would create additional traffic along the residential street, Hautala Drive (30 ft. R/W), but should be minimal due to the increase.

Public water and sewer not currently provided to the subject property. The requested zoning change would require that these services be provided, at property owner's expense. If rezoned, this would be reviewed during the subdivision plat approval process.

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

The subject property is shown as low density residential.

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

Yes, public water and sewer would be provided to serve the subject property. However, with these services additional density would also be allowed.

Ms. Olness stated that staff is recommending approval of this request subject to public water and sewer being provided to the property at the applicant's and/or developer's expense.

Ms. Marie Williamson, adjacent property owner, was present to oppose this request. She explained that at one time, the entire property belonged to her parents. When her father passed away her mother divided the property between she and her brother (the applicant). Ms. Williamson stated that she doesn't really care what her brother does with the property as long as he doesn't put a business next to their mother who is 87 years old. She pointed out that they have their own water and sewer system and she could not afford to hook-up to the county's water and sewer service.

Mr. Hart explained to Ms. Williamson that the property is being rezoned for a manufactured home, not for a commercial business. However, Ms. Williamson stated that her brother and his family live in Miami and he is planning to rent the mobile homes, and eventually use the property for a business for income. She further stated that the property is surrounded by mobile homes, so why would the zoning have to be changed to put another mobile home on the other end of the property. Mrs. Deborah Taylor explained that the applicant is requesting a zoning that would not allow mobile homes, but would allow manufactured homes and site built homes. The applicant is basically asking for a reduction in lot size.

Ms. Williamson reiterated her concerns about having to eventually tie-into the county's water and sewer system. She stressed that she has her own well and septic tank and she does not want to tie-into the county's system. The process for tying into the county's water and sewer system was explained to Ms. Williamson.

Mr. Mitchell Green, adjacent property owner, was present to oppose this request. He expressed concerns about the increased traffic problems in the area if this request is approved.

Ms. Lynn Harriman explained that the applicant is not intending to put the manufactured homes on the property for rental purposes. His intention is to improve the property and sell the lots. The lots would be sold to individuals for home sites and the applicant would no longer be involved.

Following discussion, a motion was made by Mr. Lamar Cole to recommend approval of this request. The motion was seconded by Mr. Hal Hart. Discussion continued.

With Hautala Drive having a 30 ft. right-of-way, Mrs. Touw wanted to know if this was sufficient enough to put in a subdivision. Ms. Olness stated that the property owner would be required to dedicate the additional right-of-way necessary at the time of subdividing the property.

Mr. Perry Fields commented about the traffic on the cut-off road, which is being used by residents of Cate Road going to and from the mall and work. He also stated that Old Jesup Road is overloaded beyond its capacity, and if this rezoning is allowed, it would add to the existing traffic problems.

After discussion, the following vote was taken on the motion for approval. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart and Mr. Jonathan Williams. Voting Nay: Mr. Richard Altman, Mr. Perry Fields and Mrs. Iris Touw. Due to the tie vote, this request will be forwarded to the County Commission with no recommendation. Chairman Altman advised staff to inform the adjacent property owners of the next step involving this request. Mrs. Deborah Taylor concurred.

**GC-2-00 A**

**Consider Amending the Glynn County Zoning Ordinance Section 302. Definitions, Drinking Establishment, to delete reference to Sections 2-3-3 and 2-3-15 from the paragraph, and for other purposes.**

The amendment was included in the packages for review and was presented by Mr. Chuck Taylor.

Following a brief discussion, a motion was made by Mr. Perry Fields to recommend sending the amendment back to the County Commission for a recommendation of approval. The motion was seconded by Mrs. Iris Touw. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Perry Fields, Mr. Hal Hart and Mrs. Iris Touw. It was noted that Mr. Jonathan Williams was not present at this time due to a previous commitment.

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**MINUTES**

A motion was made by Mr. Perry Fields to approve the Minutes of the December 7, 1999 Planning Commission meeting with minor corrections. The motion was seconded by Mr. Lamar Cole. Voting Aye: Mr. Richard Altman, Mr. Lamar Cole, Mr. Perry Fields and Mrs. Iris Touw. Abstained From Voting: Mr. Hal Hart. (Mr. Williams was not present at this time.)

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**Proposed Amendment-Parking & Lighting**

The two draft amendments were included in the packages for review and presented by Mr. Taylor. The first amendment is a proposal to amend the minimum parking requirements of Glynn County. The second amendment is a draft copy of the Site Lighting Ordinance previously discussed by the Planning Commission Sub-Committee (Mr. Altman, Mr. Fields and Mrs. Touw). Mr. Taylor stated that he would recommend scheduling a sub-committee meeting to discuss the two amendments prior to the next Planning Commission meeting.

Following a brief discussion, it was the consensus of the Planning Commission to have the two proposed amendments reviewed by the sub-committee and brought back at the February 1<sup>st</sup> Planning Commission meeting as a staff item. The sub-committee meeting was scheduled for Tuesday, January 11<sup>th</sup> at 5:00 p.m. in Room 234 of the Office Park Building. (The sub-committee members at this time are Mr. Altman, Mr. Hart and Mrs. Touw.)

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**Comprehensive Plan Strategy**

The Comprehensive Plan Strategy was prepared by Mr. Taylor and included in the packages for the Planning Commission's review. The document consists of components and ideas for establishing a long-term plan that reflects the wishes of Glynn County. Mr. Taylor stated that with the Planning Commission's endorsement, he would like to take the proposed strategy to the Board of Commissioners.

Following discussion, a motion was made by Mr. Perry Fields to endorse the proposed strategy and forward it to the Board of Commissioners. The motion was seconded by Mrs. Iris Touw. Discussion continued and the members expressed the following concerns:

Mrs. Touw: Concerned about the Steering Committee, i.e., how appointed; too heavily governmental; made up of some of the same people who would have final approval; would give the public the appearance of "a done deal."

- Mr. Hart: Would like to see more plans available to the public; would like more public participation and more public hearings; should prioritize objectives.
- Mr. Fields: Steering Committee should include transportation planners for input on roads and traffic; perhaps have sub-committee meetings per district.
- Ms. Marsh: Should involve more residents; meetings should be held in each district.  
(Citizen)

During the course of discussion, Mr. Fields retracted his motion and Mrs. Touw retracted the second to the motion. The Planning Commission commended Mr. Taylor for an outstanding job of preparing the strategy plan. It was the consensus of the members at this time to submit ideas and suggestions to Mr. Taylor. Mr. Taylor would then prioritize the suggestions, work on the plan and bring it back to the Planning Commission for review and consideration.

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**Other**

Regarding full size plats, Mr. Fields suggested that staff ask the applicants if they'd have a problem with providing full size copies for the members. He stated that this item could be included on the agenda for the February 1<sup>st</sup> meeting for discussion and perhaps a mandatory decision could be made for future reference.

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There being no further business to discuss, the meeting adjourned at 11:50 a.m.