

**MINUTES  
GLYNN COUNTY PLANNING COMMISSION  
JANUARY 9, 2001 9:00 A.M.**

-----

**MEMBERS PRESENT:** Lamar Cole, Chairman  
Perry Fields (arrived at 10:24)  
Hal Hart  
Ann McCormick (arrived at 9:15)  
Jonathan Williams

**ABSENT:** Iris Touw  
Wayne Stewart

**STAFF PRESENT:** John Peterson, Director  
Lee Sutton, Planning Official  
Ed Halbig, Transportation/Zoning  
Ellis Carter, Building Official  
Buster Reese, Assistant County Engineer  
Janet Loving, Recording/Admin Secretary

-----

Chairman Lamar Cole announced that the meeting would be delayed 30 minutes to allow enough time for Ms. McCormick to arrive in order to have a quorum. Upon Ms. McCormick's arrival, Chairman Cole called the meeting to order at 9:30 a.m. 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.

-----

**537 Beachview Drive (VP00-14)**  
11,229 Sq. Ft. Tract, St. Simons Island, Zoned  
General Commercial-Core/Village Preservation  
Mr. & Mrs. Irvine, Owner; Larry L. Bryson, Developer

Mr. Larry Bryson was present for discussion.

Mr. Lee Sutton explained that this application was deferred from the previous Planning Commission meeting to allow the applicant an opportunity to make some revisions to the application. On January 3<sup>rd</sup> the owner brought to staff's attention some additional goals that he would like to accomplish. As a result, site plan review will be necessary. Mr. Bryson has requested that this item be withdrawn from today's agenda so that he could provide the information and return in February if possible. Mr. Sutton stated that the withdrawal time limit is not applicable in this case.

-----

**SUP-17-00**

Request for special use permit for restaurant. Property consists of 22,160 square feet and is located in the General Commercial Zoning District. T. Brantley O'Quinn/Trustee D. O'Quinn et al, Property Owner; Peter Archibald, Agent

Mr. Peter Archibald was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Ed Halbig as follows:

The agent came before the Planning Commission in November seeking a special use permit in the Village on St. Simons Island. This Special Use Permit application is governed by the following sections of the code:

1. 712.2 (9), listing permitted uses in General Commercial, including "Restaurants, except in the St. Simons Village Preservation District."
2. 709.7, Special Uses and Conditional Uses Expiration, which states "For restaurants and drinking establishments, when a business changes ownership, the Special Use Permit will expire and the new owner or owners will be required to make an application for a new Special Use Permit. Any changes from the previous Special Use Permit will be subject to Planning Commission approval."

Research of the files does not show a special use permit having been issued for Blanches, which was in operation prior to the requirements of the Village Preservation section.

The site is located in the General Commercial Zoning within the Village Preservation District. The agent intends to use the existing restaurant, and to make cosmetic changes to the exterior facing the street. Those changes include:

1. Paint Exterior (color scheme included in the packages)
2. Build gables across front façade per plans
3. Replace existing front façade windows with french pane, sundial top
4. Cover façade with stone
5. Install french drain system at front of building to facilitate proper drainage from parking area
6. Lay crush run and then #75 white granite gravel in parking area
7. Re-lay brick in courtyard on a bed of crush run, sand fill between

The existing building currently has standing seam tin roofing and painted wood façades.

The existing parking lot is approximately 4000 sq. ft. There is room for additional parking at the rear of the building, approximately 2000 sq. ft. The Code requires one space for every 70 sq. ft. of patron space. From the floor plan provided by the applicant, patron space is estimated at approximately 3300 sq. ft. (including 300 square feet of courtyard space); this would require 47 parking spaces. Division of the estimated parking by the required area for each parking space (153 sq. ft.) yields approximately 39 spaces. With maneuvering room recommended in Section 611.1 (300 ft. for each space), space is available for approximately 20 spaces.

Section 611 states that parking for more than 10 vehicles is required to be paved in accordance with the requirements put forth in the Subdivision Regulations, Section 602.4. The agent proposes gravel parking. The agent also proposes to offer valet parking.

As with the previous application, the hours of operation are to be from 11 A.M. until 2 A.M. Music programming will be over the building's existing sound system and provided via satellite television.

Mr. Halbig stated that staff is recommending approval of this request subject to the following conditions:

1. Provide additional parking as required by Section 611 of the Zoning Ordinance.
2. Provide paved parking as required by Section 611 of the Zoning Ordinance.
3. Air-conditioning unit to be removed from property line as part of building permit application.

Mr. Peter Archibald gave a brief presentation. In addressing the parking, he stated that currently the county road is 5 ½ ft. higher than his parking lot which means that he catches all of the county's drainage. He is proposing a break in the middle to

slope both ways. He elaborated on the types of materials that he intends to use to hold the water. He further explained that by removing a center aisle he could get 40 parking places in the front of the building. Also, by removing an existing fiberglass shed he has 30 places in the back of the building. He has approximately 70 spaces of parking.

Mr. Archibald explained that the air conditioner sits on the property line and the pad is 4 to 6 inches over. With the Planning Commission's approval, he would just cut the pad back 6 inches and let the air conditioner sit on the line, or if he has to, he would move it. Regarding the façade, he stated that when the county passed the ordinance about garbage being in the back, he decided that since the air conditioning units could be seen in front of the building, he would install a 4 ft. gable to give a little height to the front of the building. This would be done on two areas of the building. He pointed out that when he submitted the site plan, he did not label the trees. He stressed that he is only asking permission to put two 4 ft. gables up. He is not proposing to build anything on the building and he is not changing the building in any way. He is only trying to dress up the front of the building to make it a very nice place.

In closing, Mr. Archibald reiterated that he is only asking permission to build two 4 ft. gables, put some stone on the front of the building, and alleviate the water that comes into the building off of the county road. He pointed out that he would like to replace the existing 6 x 9 sign with a 4 x 8 sign. Mr. Archibald stated that he is soliciting the Planning Commission's support of his request.

Ms. Debbie Mason, a Village Merchant, was present to speak in favor of this request.

Mr. Hart asked if staff's condition #1 is a requirement of the ordinance. Mr. Halbig replied yes. Mr. Hart stated that the applicant has not submitted a plan on the parking, therefore the Planning Commission still doesn't know how many parking spaces will be on the site. Mr. Archibald stated that there are 42 existing parking spaces in front and 30 existing parking spaces in back.

Mr. Hart wanted to know if the Planning Commission could grant a variance on parking and paving requirements under the Village Preservation Ordinance. Mr. Sutton stated that according to Section 611 there is an appeals section that identifies the Board of Appeals as the body to hear an appeal on the parking. The appeals that the Planning Commission has dealt with previously are from Article IX of the Subdivision Regulations. He explained that when the applicant submits a building permit with plans, parking and paving will be reviewed at that time to ensure compliance with the ordinance. If the building permit is denied due to non-compliance, the applicant has the option to appeal that specific issue to the Board of Appeals.

Ms. Ann McCormick wanted to know if there is a certain percentage of the parking that has to be paved. Mr. Buster Reese stated that according to the regulations, any business requiring more than 10 parking spaces has to be paved. He elaborated on the reasons they don't suggest gravel and its affect on drainage.

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

-----

**440 Kings Way Road (VP00-18)**

22,160 Sq. Ft. Tract

Zoned General Commercial

Pete Archibald, Applicant/Developer

Mr. Archibald was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Halbig

**Project Description** - This project proposes the following improvements:

1. Paint Exterior (color scheme included in the packages)
2. Build gables across front façade per plans
3. Replace existing front façade windows with french pane, sundial top
4. Cover façade with stone
5. Install french drain system at front of building to facilitate proper drainage from parking area
6. Lay crush run and then #75 white granite gravel in parking area
7. Re-lay brick in courtyard on a bed of crush run, sand fill between

The lot is not in conformance with applicable setbacks for General Commercial zoning. While there are no required side yard setbacks, the survey shows an air-conditioning unit extending beyond the property line.

The adjacent properties are the rear of the businesses on Mallory Street and a two-story apartment building. Given the character of the rear alley and the apartments, along with Queen Courts across Kings Way, harmony with existing structures is difficult to achieve. The appearance will be in harmony with area housing. All trees are to remain and there is no increase in building height.

Mr. Halbig stated that staff recommends approval of this request conditioned on building plans including relocation of air-conditioning unit referenced above.

During a brief presentation, Mr. Archibald stated that he is asking to put in two 4 ft. gables and to cover the façade with stone. He assured the Planning Commission that everything would be done within county rules.

Following discussion, a motion was made by Mr. Hal Hart to approve this request subject to staff's recommendations with the deletion of item #6 in the project description. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

-----

At this time, Chairman Cole announced that there were questions regarding the land use items being properly advertised. However, it was the consensus of the Planning Commission to move forward with these items if representatives are in attendance. Mr. Halbig explained that due to the advertisement issue, he contacted the applicants for the two items and Mr. Willie Hayes (GC-34-00) advised that he was amenable to having his application heard at the February 6<sup>th</sup> meeting. Thereupon, a motion was made by Mr. Hal Hart to defer Application GC-34-00 for up to 60 days. The motion was seconded by Ms. Ann McCormick and unanimously adopted.

Mr. Halbig stated that the representative for application #GC-36-00 is in attendance. The Planning Commission proceeded with this agenda item as follows.

**GC-36-00**

Request to Rezone from GR General Residential to HC Highway Commercial, 9,675 square feet, described as Lawrenceville Subdivision, Lots 19 and 20. Property having 107.50 feet of frontage on 4<sup>th</sup> Street; Property owned by Florine Whitfield.

Mr. Kavin Smalling was present for discussion.

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

Currently there is a business operating from this location. The business produces ornamental and security ironwork. Commercial zoning (Highway, Local and General) extends along 4<sup>th</sup> Street from Altama Avenue to the Southern Railroad right-of-way. The balance of the area (including several blocks behind 4<sup>th</sup> street) has General Residential zoning.

The agent seeks to operate a lot for the sale of automobiles, a permitted use in Highway Commercial. Currently there is an automobile body shop across 4<sup>th</sup> Street. Other uses along this segment of 4<sup>th</sup> street include a barbershop, a plumbing business, a church and a take-out restaurant.

The General Layout Plan indicates a fence around the property with access on Johnston Street. The interior of the property would be paved with automobile parking around the inside of the fence. The existing building would remain as part of the general layout plan.

In conformance with Section 1103 of the 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;

Adjacent property is zoned General Residential. However, commercial activity currently occurs on this property.

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

Allowing Highway Commercial zoning could result in uses that are more intense than the commercial use that currently exists.

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

The property can continue to operate as ornamental and security ironwork, in accordance with Section 607, non-conforming uses. In addition, the property can be developed as residential.

- 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;

Since a business currently exists on the property, a change of zoning should not cause an excessive or burdensome use over and above current conditions.

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

The Future Land Use Map shows the area as 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;

There are none at this time.

Mr. Halbig stated that staff is recommending approval of this request.

During his presentation, Mr. Kavin Smalling stated that the adjacent property owners were concerned about their property being affected by this request if they were to rebuild or add on to their property in the future. He stated that he would not want to adversely affect their property. Mr. Peterson explained that this rezoning would not affect their property in the future any more than it would now.

Ms. Juliette Myers stated that her mother is an adjacent property owner who would like to know if this rezoning would affect the value of her property if she decided to sell. Mr. Perry Fields stated that the Planning Commission cannot make that determination.

Ms. Ann McCormick stated that 4<sup>th</sup> Street is a very busy street, and even though the access for the used car lot is Johnston Street, there would still be more traffic on 4<sup>th</sup> Street. She wanted to know if there had been a traffic survey done for the traffic that is going to extend out into 4<sup>th</sup> Street. Mr. Halbig stated that he did not take into account a difference between the traffic generated by a used car lot and traffic generated by the existing ornamental ironworks. It was staff's belief that with commercial activity the commercial zoning should not have that great of an impact. It was noted that there would be no vehicle entry to the development from 4<sup>th</sup> Street. According to the general layout plan the property will be accessed by Johnston Street only.

Mr. Halbig pointed out that according to Section 613 of the ordinance, there is a requirement for landscaped buffer strips between residential property and commercial or industrial uses. Although this was not addressed in the staff's report, Mr. Halbig stated that the Planning Commission might want to make that a condition of the rezoning.

Following discussion, a motion was made by Mr. Jonathan Williams to recommend approval of this request subject to installation of a 6 ft. wooden fence across the north and west sides of the property, in accordance with Section 613 of the Zoning Ordinance. The motion was seconded by Mr. Hal Hart. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart and Mr. Jonathan Williams. Voting Nay: Ms. Ann McCormick. Abstained from Voting: Mr. Perry Fields.

-----  
**Preliminary Plat/True Landing (PP99-19)**

4.519 Acres, Located at the end of Lord Avenue  
St. Simons Island, Zoned R-6  
True Landing, LLC, Owner/Developer

Mr. Gary Beaver and Mr. Ernie Johns were present for discussion.

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

The applicant proposes to create an 18 lot subdivision. The smallest lot will be lot 3 at 6,000 sq. ft. The minimum lot size for this zoning class is 6,000 sq. ft. Total area of lots is 4.02 acres, total area of roads is 0.86 acres and total common area is .14 acres. A 40 ft. private right-of-way called True Landing Drive is proposed. The water supply will be Glynn County Water System, and the sewage disposal will be Glynn County Sewer. An LDA permit is required.

The Planning Commission reviewed this application previously and deferred it for 60 days pending the applicant satisfying State Waters Variance approval. A revision has been submitted indicating no encroachment into a state required 25 ft. buffer which makes a State Waters Variance not applicable.

The Building Inspections Division, Planning and Zoning, Engineering, as well as the Fire Department and Environmental Engineering and have all reviewed this project.

Mr. Sutton stated that originally, staff recommended approval of this application. However, on January 3<sup>rd</sup> Mr. Beaver brought to staff's attention that there appeared to be a conflict regarding easements or roads crossing through the property. Specifically, Mr. Beaver provided documents pertaining to an exact boundary survey or cultural features pertaining to roads and easements. Mr. Sutton stated that staff would like to reserve its recommendation until after the presentation has been made by the applicant allowing him to clarify these issues.

Mr. Gary Beaver explained that the issue referred to by Mr. Sutton is an 1893 plat that was discovered in a title search, which indicates a grid of roads and alleys all through the Village area including some portions of the Sea Island Golf Course and the Butler Mews area. Since that time, there have been numerous properties developed in the area. The original map did not provide for any dedication of streets. A 1948 map shows the correct boundary survey for this property that has been in existence for approximately 53 years. Mr. Beaver stated that he brought this to staff's attention as a form of information, which he thinks is more of a title issue than a plat issue.

For further clarification, Mr. Ernie Johns stated that he had been working off of the 1948 plat that shows no streets in this particular area. The 1893 plat has no dedication statement. At that time, it was not needed. It was never approved or accepted by any county board and the county never attempted to use any of those streets. In his opinion, Glynn County doesn't have any claim to the street.

With this explanation, Mr. Sutton stated that staff is recommending approval of this request.

Mr. Tom Smoot stated that he is not necessarily opposed to this request, but he is concerned about the lake being moved. If the lake is being moved he is opposed. If the lake is not being moved, then he would not be opposed to this request. Mr. Sutton stated that the lake would not be moved.

Mr. Fields stated that regarding the issue of the King City Subdivision, lots have been sold by this particular plat and those who purchased the lots have a right to have the roads laid out. This could be a potential title problem for Mr. Beaver. Also, regarding the ditch that says, "to be piped" Mr. Fields wanted to know if the ditch would be done in its present location or would it be relocated. He stated that this ditch crosses a corner of Lot 18 and cuts down the size of the building area. It also crosses Lot 9. Mr. Sutton explained that this is an item that would be reviewed during the construction phase. Mr. Johns stated that on the northern lot line of 18 there is a drainage easement provided for the ditch to be piped and also along the western side. The existing ditch is to be piped into the drainage easement.

Following discussion, a motion was made by Ms. Ann McCormick to approve this request. The motion was seconded by Mr. Jonathan Williams. Discussion continued. Mr. Fields commented that he is not sure that they are not zoning over an existing plat, which makes him very uncomfortable. He stated that the developer is accessing Georgia Street, Butler Avenue, Ocean Boulevard and Lord Street and those streets are laid out by this particular plat. Again, he is concerned that they are zoning over an existing subdivision plat.

After discussion, the following vote was taken. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart, Ms. Ann McCormick and Mr. Jonathan Williams. Voting Nay: Mr. Perry Fields.

-----

**Old Seaside (Variance Request)**

18.622 Acres, Located at Avenue of the Oaks  
Zoned Forest Agriculture & Planned Development  
Sea Island Company, Owner/Developer

Messrs. Bobby Shupe, Bill Edenfield, Bill Foster, Jr. and Attorney Jim Gilbert were present for discussion.

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

The applicant is requesting a variance from Article VI, Section 602.2(g) of the Subdivision Regulations, in accordance with Article IX, Section 901 of the Subdivision Regulations. Old Seaside Drive is a dead-end street with a cul-de-sac and easement off of the cul-de-sac and its overall length is estimated at 3,000 ft. According to Section 602.2(g) *"Permanent dead-end streets shall not be longer than 1200 linear feet measured from the center-line of the nearest intersecting thru street to the center of the turnaround."* The word *shall* is always mandatory (in accordance with Section 501.38).

Mr. Sutton stated that the Board has the authority to grant a variance, in accordance with Section 901 based on the peculiar shape of the property. If granted, staff would recommend approval of the preliminary plat conditioned, as always, on a successful review of construction plans. Finally, staff promotes in-fill development and discourages sprawl while meeting the health, safety and general welfare goals established in Article IV of the Subdivision Regulations.

Attorney Jim Gilbert commended staff for their time and effort in assisting them with this application process. He presented a map showing the property in question and elaborated on the location, the existing trees, looping the system, etc. He explained that the only way this particular development could work is if the variance is granted.

Mr. Fields stated that the Planning Commission has consistently denied variances and required developers to redesign subdivisions, even if it meant losing lots. However, Attorney Gilbert disagreed and stated that this board has been approving roads just like this one. In fact, the Planning Commission has approved every preliminary plat beyond 1200 ft. without asking for a variance. The clubhouse was approved under the same circumstances and with the same problem with the configuration of the roads. Mr. Gilbert pointed out that the Ocean Park Cottages development was done in this manner two years ago and Kings Point was done recently. Mr. Fields stated that he was not a member at that time and was not aware of this.

Mr. Tom Swan of RUPA had questions about the water system. He wanted to know if creating a dead-end street of 3000 ft. with a loop at the end would require periodic flushing. Mr. Bill Foster, Jr. explained that there is an 8 inch water main that goes down to the end of the cul-de-sac and loops around the cul-de-sac. A 4 inch hydrant is available for flushing if needed. In addition, they have provided water service in the landscape island at the cul-de-sac where an automatic irrigation system can be installed, which would allow for flushing of water in the middle of the day.

Mr. Swan stated that he's concerned about potential health problems with regard to chlorine, and excessive use of water. Mr. Gilbert stressed that the water is not going to be a problem in that the company owns its water system on Sea Island and are as knowledgeable in this field as Glynn County. Mr. Sutton added that staff met with the

developers, engineers, etc. to discuss the water issue and they have provided information that would resolve the residual chlorine level in the water line.

Following discussion, a motion was made by Mr. Hal Hart to grant the variance request 1) due to the unusual conditions of the land; 2) the small number of lots; and 3) EPD monitors the chlorine in the water, which is a state law. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Perry Fields, Mr. Hal Hart, Ms. Ann McCormick and Mr. Jonathan Williams. Voting Nay: Mr. Lamar Cole.

-----

**Preliminary Plat/Old Seaside (PP00-35)**

18.622 Acres, Located at Avenue of the Oaks  
Zoned Forest Agriculture & Planned Development  
Sea Island Company, Owner/Developer

Messrs. Bobby Shupe, Bill Edenfield, Bill Foster, Jr. and Attorney Jim Gilbert were present for discussion.

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

The applicant proposes to create a 12 lot subdivision. The smallest lot will be lot 12 at .758 acres. The minimum lot size for this zoning classification is 20,000 sq. ft.

Old Seaside Drive is suggested as a private dead-end street with a varying right-of-way width meeting minimum design standards with the exception of its length. Its length is suggested in excess of approximately 2,800 ft. Old Seaside Lane is suggested as a private access easement approximately 300 ft. in length. An LDA permit is required. The water supply and sewage disposal will be Glynn County.

According to Section 602.2(g) "*Permanent dead-end streets shall not be longer than 1200 linear feet measured from the center-line of the nearest intersecting thru street to the center of the turnaround.*" The word *shall* is always mandatory (in accordance with Section 501.38).

The Building Inspections Division, Planning and Zoning, as well as GIS, the Fire Department and Environmental Engineering have reviewed this project. \*

Mr. Sutton stated that staff is recommending denial of this request based on the length of the cul-de-sac and intent of the Forest Agriculture Zoning District.

Following a brief presentation by Attorney Jim Gilbert, a motion was made by Mr. Perry Fields to approve this preliminary plat as submitted. The motion was seconded by Mr. Hal Hart and unanimously adopted.

\*For future clarification under "departmental comments," staff was advised to be more specific as to whether or not various departments/divisions have submitted a favorable review of applications.

**Forest Road Extension (Variance Request)**

6.288 Acres, Located on Forest Road at Oglethorpe  
Zoned Planned Development  
Sea Island Company, Owner/Developer

Messrs. Bobby Shupe, Bill Edenfield, Bill Foster, Jr. and Attorney Jim Gilbert were present for discussion.

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

The applicant is requesting a variance from Article VI, Section 602.2(g), of the Subdivision Regulations, in accordance with Article IX, Section 901 of the Subdivision Regulations. Forest Road is a dead-end street with a loop named Forest Lake Road being proposed. Its overall length is estimated in excess of 3100 ft.

According to Section 602.2(g) *"Permanent dead-end streets shall not be longer than 1200 linear feet measured from the center-line of the nearest intersecting thru street to the center of the turnaround."* The word *shall* is always mandatory (in accordance with Section 501.38).

Mr. Sutton stated that the Board has the authority to grant a variance, in accordance with Section 901, based on the peculiar shape of the property. If granted, staff would recommend approval of the preliminary plat conditioned, as always, on a successful review of construction plans. Finally, staff promotes in-fill development and discourages sprawl while meeting the health, safety and general welfare goals established in Article IV, of the Subdivision Regulations.

Mr. Perry Fields wanted to know the minimum right-of-way proposed for Forest Lake Road. Mr. Bobby Shupe stated that some of the rights-of-way are 60 ft. but the minimum right-of-way is 50 ft.

Chairman Cole asked if this was going to be a private water system. Attorney Gilbert replied yes, but the system would be looped. Mr. Fields asked if the road would be built in stages. Mr. Edenfield replied no; the road would be built all at one time.

Mr. Fields commented that he doesn't have a problem with the variance but he suggested that if the Planning Commission grants approval of the request, perhaps it should be granted with a condition either on the variance or the preliminary plat, that arrangements be made for an emergency crossover. Mr. Sutton recommended that the condition be considered at the preliminary plat stage once the variance is approved. Staff would be amenable to that condition.

Following discussion, a motion was made by Mr. Perry Fields to grant the variance request. The motion was seconded by Mr. Hal Hart. Voting Aye: Mr. Perry Fields, Mr. Hal Hart and Mr. Jonathan Williams. Voting Nay: Mr. Lamar Cole. Ms. Ann McCormick was not present for all of the discussion and therefore abstained from voting.

-----

**Preliminary Plat/Forest Road Extension (PP00-34)**

6.288 Acres, Located on Forest Road at Oglethorpe  
Zoned Planned Development  
Sea Island Company, Owner/Developer

Messrs. Bobby Shupe, Bill Edenfield, Bill Foster, Jr. and Attorney Jim Gilbert were present for discussion.

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

This project doesn't suggest any lots, at this time. Forest Road Extension is suggested as a private dead-end street with a varying right-of-way width meeting the minimum design standards in Article VI, of the Subdivision Regulations, with the exception of its length. Its length is suggested in excess of approximately 3,000 ft. The water supply and sewage disposal will be private.

According to Section 602.2(g) "*Permanent dead-end streets shall not be longer than 1200 linear feet measured from the center-line of the nearest intersecting thru street to the center of the turnaround.*" The word *shall* is always mandatory (in accordance with Section 501.38).

The Building Inspections Division, Planning and Zoning, Engineering, as well as GIS, the Fire Department and Environmental Engineering have reviewed this project.

Staff originally recommended denial of this request based on the length of the cul-de-sac. However, as a result of the variance being approved, Mr. Sutton stated that staff recommends approval of this preliminary plat conditioned on a breakaway feature being incorporated into the fence at some point between Oglethorpe and Forest Road Extension.

Mr. Fields wanted to know who would determine the location of the breakaway feature. Mr. Buster Reese stated that the Fire Department would make that determination.

Following discussion, a motion was made by Mr. Perry Fields to approve this request subject to an emergency crossover between Forest Lake Road and Oglethorpe Drive as determined by the Fire Department. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

-----

The Planning Commission took a 10 minute recess. The meeting resumed at 11:55 a.m.

-----

**Site Plan/Used Car Sales Facility for the Liberty Group (SP00-33)**

8.1 Acre Tract, Located on Golden Isles Parkway and Walker Road  
Zoned HC Highway Commercial; James Roberson, Owner/Developer

Mr. James Robertson and Mr. Trent Long were present for discussion.

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

An old convenience store and an abandoned RV park occupy the existing site. The proposed use for this site is a used car sales lot. The existing building will be remodeled for use as an office for the used car sales. The existing canopy will be removed to enhance the appearance of the site. Concrete will be removed and added to accommodate the proposed number of parking spaces. 55 parking spaces have been provided and 10 are required per Section 611.6d. The lot size is 8.1 acres. Water will be provided from an existing well and sewer will be provided by an existing septic tank.

The Building Inspections Division, Planning and Zoning, Engineering, as well as, Environmental Engineering, GIS and the Fire Department have all favorably reviewed this project.

Mr. Sutton stated that staff recommends approval with the following condition prior to issuance of a building permit:

1. It appears that a second use has been suggested. If a second use should materialize, a revised site plan should be submitted for review and approved by the Planning Commission.

Mr. Trent Long gave a brief presentation. He explained that they want to enhance the building, including concrete modification, remove the canopy, etc. He stated that ultimately, the owner plans to put in a new car dealership on the property. At that point, a new site plan, etc. will be prepared and submitted. Mr. Long stated that the proposal at this time is for a used car lot only. He stated that neither Mr. Roberson nor any of his staff paid for an advertisement of a restaurant. He stressed that a restaurant was clearly not their intent. If a second use is proposed, Mr. Long has agreed with staff's recommendation to come back to the Planning Commission for review.

Mr. Fields stated that there are several trees identified on the plan. He then questioned the applicant's intention regarding the trees. Mr. Long stated that the information was included as a precautionary measure to not harm the trees during construction. Mr. Fields asked Mr. Long if he intends to save the trees and not have them removed in that he did identify the trees on the site plan. Mr. Long replied yes. At this time, Mr. Sutton read the items on the checklist addressing the trees. Mr. Fields suggested that the trees be saved as outline on the site plan. If Mr. Long desires to change the site plan, Mr. Fields stated that he would like to see the changes, even to the extent of removing a tree.

Following discussion, a motion was made by Mr. Hal Hart to approve this request. The motion was seconded by Ms. Ann McCormick. Discussion continued. Mr. Fields asked if the motion and the second for approval include the condition that the trees be protected as shown on the site plan. Ms. McCormick indicated that she would like the condition included with the second; however, Mr. Hart disagreed. Thereupon, Ms. McCormick withdrew her second. Mr. Hart stated that his motion is for approval without the condition regarding the trees. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Lamar Cole, Mr. Hal Hart and Mr. Jonathan Williams. Voting Nay: Mr. Perry Fields and Ms. Ann McCormick.

-----

### **Site Plan/Mallory Park (SP00-35)**

7 Acre Tract, Located on Mallory and Anne Street  
at Park Avenue, Zoned Conservation/Preservation  
Glynn County, Owner/Developer

Mr. Wesley Davis and Mr. Steve Mellinger were present for discussion.

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

The applicant proposes the construction of a 325 sq. ft. concession stand. Total disturbed area equals .05 acres. Access is being proposed from Mallory Street. Water and sewer is provided by Glynn County Water and Sewer Department.

The Building Inspections Division, Planning and Zoning, Engineering, as well as, Environmental Engineering, GIS and the Fire Department have favorably reviewed this project.

Mr. Sutton stated that staff recommends approval conditioned on the Recreation Department providing a plan to address parking and traffic flow to the park in accordance with Article VI, Section 619.2 of the Zoning Ordinance, at some point in the near future.

Following discussion, a motion was made by Ms. Ann McCormick to approve this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

-----

**Mallory Park (VP00-17)**

7 Acre Tract, Located on Mallory and Anne Street  
at Park Avenue, Zoned Conservation/Preservation  
Glynn County, Owner/Developer

Mr. Wesley Davis and Mr. Steve Mellinger were present for discussion.

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

This project consists of the construction of a 325 sq. ft. concession stand. A photo of a duplicate stand constructed at another location was included in the packages for review and consideration. The elevation as compared to averaged adjoining structures is two feet less. Materials suggested are modular and suggest conformity and provide for a harmonious relation with adjoining and surrounding structures.

The only exterior signage will be restroom identification labels for gender. Exterior lighting will be for security only and will be directed so as not to impose on the surrounding area.

The Building Inspections Division, Planning and Zoning, and Engineering have all reviewed this project.

Mr. Sutton stated that 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 Ms. Ann McCormick and unanimously adopted.

-----

**Site Plan/Barrett Oil Convenience Store (SP00-36)**

1.298 Acre Tract, Located on Millennium Boulevard at Spur 25  
Zoned Planned Development; MOORCO, Owner/Developer

Mr. Greg Jones, Engineer for MOORCO, was present for discussion.

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

This plan proposes the construction of a 2,940 sq. ft. convenience store with 4 pump islands. Total area equals 1.298 acres. Impervious surface equals 34,028 sq. ft. or 60.2%. 24 parking spacing are required and 24 have been provided. Access is being proposed from Millennium Blvd. Water and sewer will be provided by the Glynn County Water and Sewer Department. The Planned Development Text indicates this property shall be developed to the Freeway Commercial District standards.

The Building Inspections Division, Planning and Zoning, Engineering, as well as, Environmental Engineering, GIS and the Fire Department have reviewed this project.

Mr. Sutton stated that staff recommends approval of this request.

During a brief presentation, Mr. Greg Jones explained that they are proposing a small convenience store with nice buffers around the perimeter of the project. He pointed out that there would be eight fueling stations, four pumps with two tanks in the ground. He also noted that there are no trees on this site.

Following discussion, a motion was made by Mr. Hal Hart to approve this request. The motion was seconded by Ms. Ann McCormick and unanimously adopted.

-----

**Minor Plat Application MP00-087**

1.2 Acre Tract, Located on St. Clair Drive  
St. Simons Island, Zoned R-20  
D. Milton Crosswy, Owner/Developer

Mr. Sutton explained that the applicant, Mr. Crosswy, submitted a written request to be placed on the agenda in order to appeal the Director's decision. It has been rumored that the applicant wanted to remove the item from the agenda; however, staff has not received anything verbally or written to remove the item. It was noted that the applicant is not in attendance. Mr. Fields stated that it is clear to him that the applicant had notice to attend. This is the opportunity that the applicant requested and he chose not to be here. Therefore, he runs the risk of the item not being resolved.

Mr. Sutton recommended that the item be withdrawn. He explained that the applicant submitted a minor plat application for re-subdivision of land in a platted subdivision. The Community Development Director could not certify the minor plat application because it did not meet the minimum requirements of the Subdivision Regulations and the Zoning Ordinance. As a result, in accordance with Article 802, the applicant has the ability to be heard at the next Planning Commission meeting; however, he chose not to be here.

Mr. Fields had questions regarding this application being an 802 lot split. Mr. Sutton explained that an 802 requires a minimum of 43,560 sq. ft. or one acre in order to re-subdivide in a platted subdivision. Another requirement is that if a flag lot is created, the area of the flag lot, without taking in the area within the access strip, has to be at least 12,000 sq. ft. or the amount required in the zoning classification. In this instance, the zoning classification is R-20. The area of land outside of the access strip needs to have a minimum of 20,000 sq. ft.

Mr. Hart stated that according to Section 802.1b, the applicant, if he so desires shall be given the opportunity for a hearing at the next regular meeting of the Planning Commission. This is the next regular meeting and the applicant fail to appear.

Following discussion, a motion was made by Mr. Perry Fields to deny this request. However, the motion failed for lack of a second. Another motion was made by Mr. Hal Hart to uphold the Community Development Director's decision. The motion was seconded by Ms. Ann McCormick and unanimously adopted.

-----

## MINUTES

A motion was made by Mr. Perry Fields to approve the Minutes of the December 5, 2000 Planning Commission meeting. The motion was seconded by Ms. Ann McCormick. Voting Aye: Mr. Lamar Cole, Mr. Perry Fields, Mr. Hal Hart and Ms. Ann McCormick. Mr. Jonathan Williams was absent for the December meeting and therefore abstained from voting.

-----

Mr. Perry Fields reminded staff that at the December 5<sup>th</sup> meeting, he requested a progress report on the Wildlife Park. Mr. Sutton advised that he forwarded the request to Mr. Jeff Halliburton who stated he would prepare a status report for the Planning Commission. (It was noted that Mr. Halliburton was in attendance earlier but left.) Mr. Fields stated that he was mainly interested in knowing if the Planning Commission could assist in anyway with the project to prevent further delays. Staff would continue its efforts in obtaining a progress report.

-----

## STAFF ITEMS

### 1) Article VI, Section 602.2(g) Dead-End Streets Definition of "Thru-Street"

Several ideas for definitions of a *dead-end street*, *thru street* and *thoroughfare* were included in the packages for the Planning Commission's review.

Mr. Sutton explained that staff needs guidance in establishing a single definition for each term in an effort to be more consistent when assisting the public. Some suggestions were:

- a) Perhaps determine a definition of a "loop" in relation to cul-de-sacs
- b) Instead of the term "thru street" perhaps use the 1200 ft. rule from a "loop" street
- c) 1200 ft. from a collector/sub-collector street, rather than a "thru street"
- d) Revisit the 1200 ft. rule

After a lengthy discussion, Mr. Sutton stated that staff would consider all suggestions and bring this issue back to the Planning Commission for reconsideration at a later date.

-----

### 2) Appendix B: Subdivision Regulations Soil Potentials for Community Development

Mr. Sutton stated that during his research of ordinance amendments, he discovered that there was once a section on "Soil Potentials for Community Development" which was prepared by representatives of the Glynn County Georgia and US Department of Agricultural Soil Conservation Services in 1983. At some point in the past, it was suggested that the Soil Erosion and Sedimentation Control Ordinance of the Subdivision Regulations be included in the Code of Ordinances. Shortly after that, an amendment was made to remove the Soil Erosion and Sedimentation Appendix from the ordinance. Through the course of these changes Appendix B was removed.

Mr. Sutton explained that he discussed this with the County Attorney's office and was advised (verbally) that there had been no amendment to remove Appendix B, therefore it was not "officially" removed. Mr. Sutton stated that he would try to obtain written confirmation from the County Attorney in an effort to place Appendix B back in all Subdivision Regulations.

-----

**3) Consider Amending the Glynn County Zoning Ordinance  
To allow Medical Hardship Mobile Homes in FA Districts,  
And to allow for additional renewal periods on such permits**

Chairman Cole directed staff to advertise this amendment for Public Hearing at the February 6<sup>th</sup> Planning Commission meeting.

-----

**4) Proposal from Environmental Health - Minimum Lot Size  
Article VI, Section 603.2 of the Subdivision Regulations**

The Minimum Lot Size proposal was presented to the Planning Commission for review and a general discussion followed. Mr. Sutton stated that this proposal was prepared by Environmental Health to help explain the need for larger septic system lots in Glynn County. He then referred to the table on Page M-2 that further explains the minimum lot size requirements, which went into affect on January 2<sup>nd</sup>. The County Attorney's office is in the process of reviewing this proposal.

Mr. Sutton stated that Article VI, Section 603.2 of the Subdivision Regulations references lot width and lot area requirements, which are substantially less than the requirements of the Environmental Health level. He stated at some point in the future, staff will present a recommendation for the Planning Commission's consideration to amend Section 603.2 of the Subdivision Regulations to correspond with Environmental Health.

-----

**5) Article VIII, Section 802 - Possible Conflict with Article VII**

Mr. Sutton stated that during the course of researching amendments, the above referenced conflicting Articles were discovered. Prior to amending Article VII, Section 703 dealt with preliminary plats and Section 704 dealt with final plats. The new Section 703 deals with preliminary plats and 704 deals with preliminary plat procedure. It appears that when the amendment to Article VII occurred, there should have been a recommendation to amend Section 802 to indicate preliminary plats and final plats.

Mr. Sutton indicated that this information is being presented to the Planning Commission for possible consideration of an amendment at a later date.

-----

There being no further business to discuss, the meeting adjourned at 1:50 p.m.