

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**JUNE 7, 2005 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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**MEMBERS PRESENT:** Wayne Stewart, Chairman  
Gary Nevill, Vice Chairman  
Tommy Clark  
Jeff Counts  
Buddy Hutchinson

**ABSENT:** Bill Brunson  
Barbara Stephens

**STAFF PRESENT:** John Peterson, Director  
York Phillips, Planning Manager  
Iris Scheff, Planner III  
Janet Loving, Admin/Recording Secretary

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Chairman Wayne Stewart 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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Before adopting the agenda, Chairman Stewart announced that after much discussion with staff, members of the Planning Commission and County Commissioners, they have agreed to revert back to using a deadline submittal schedule. This schedule will be followed by all applicants as well as staff, and anything not included in the Planning Commission packages will not be reviewed or discussed at the meeting. Chairman Stewart stated that the Planning Commission should not be expected to absorb additional information being presented at the time of the meeting. It is not fair to the members, nor is it fair to the general public.

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ADOPTION OF AGENDA

Mr. Phillips requested that the following items be added to the agenda: 4a) Application #ZM-2005-016; 6a) Preliminary Plat/Callaway Pointe; 6b) Preliminary Plat/Peppertree Crossing, Phase II. The items were accepted and the agenda for the June 7, 2005 Mainland Planning Commission meeting was approved and unanimously adopted.

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ZM-2005-013 (M)

Consider a request to rezone from Local Commercial to Limited Industrial, property located on the southeast side of Highway 17, at the northeast corner of US Highway 17 and South Port Parkway, 3387 Highway 17 South, Brunswick, Georgia. The site area is 17.12 acres and has 1,947.95 ft. of frontage on US Highway 17. Larry L. Bryson, AIA, agent for Jimmy D. Veal and Southport Partners, LLC.

Mr. Larry Bryson was present for discussion.

Mr. Phillips explained that this item was originally considered at the May 3<sup>rd</sup> Planning Commission meeting but is being re-addressed due to an advertising error. The staff's report is unchanged and contained in the May 3<sup>rd</sup> Minutes for the record.

At the May 3<sup>rd</sup> meeting, the Planning Commission took official action to approve this request contingent upon it being properly advertised and if found to be improperly advertised the action of the Planning Commission becomes null and void.

It was noted that no one was present to oppose this request.

Following review, a motion was made by Mr. Tommy Clark reaffirming a recommendation of approval of this request. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

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ZM-2005-017 (M)

Consider a request to rezone from Forest Agriculture to Highway Commercial, property located in the southeast quadrant of the intersection of Canal Road and Golden Isles Spur 25 and behind Racetrac. The property address is 376 Canal Road. The site area is 8.743 acres and has approximately 680 feet of frontage on Golden Isles Parkway, and approximately 70 ft. of frontage on Canal Road. Property owned by Jonnie P. Ricks. John Callaway, Callaway Land Company, applicant; Atlantic Survey Professionals, agents.

Mr. Ernie Johns and Mr. John Callaway were present for discussion.

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

The applicant submitted a letter dated May 12, 2005, discussing the property's beneficial characteristics for commercial use, such as its highly visible location, combined with features that buffer it from adjacent residential properties, i.e., the Spur on one side and the Old Brunswick & Altamaha Canal on another side.

The 8+ acre property with public paved access lies generally in the east quadrant of the intersection of Canal Road and the Spur. Named Canal Crossing, Phase II, the project would wrap the Racetrac gas station and contain a shopping center and/or related commercial businesses, according to the general layout plan provided with the application for rezoning. The applicants intend to install water and sewer lines to the property from Gateway Boulevard.

The county's adopted Comprehensive Plan designates the subject area as commercial.

There has been considerable increase in traffic along Canal Road at its intersection with the Spur. While a considerable amount of this traffic is generated by the adjoining Racetrac, a large amount also uses this route as an access to Harry Driggers Boulevard. With the addition of commercial development in the area, improvements to Canal Road and the Spur 25 intersection should be addressed.

**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.

**The zoning proposal is consistent with existing zoning and suitable in view of the use and development of adjacent and nearby property.**

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

**The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby property. It is recommended that appropriate buffers such as fencing, landscaping, or increased setbacks should be required, as needed, to protect adjacent residential property, and the Old Brunswick & Altamaha Canal, an historically significant site recognized by the State of Georgia Historic Preservation Office, which is located adjacent to the proposed rezoning. In addition, the property should be buffered to protect unsightly views from Spur 25, which is a major entranceway into the community.**

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

**Yes.**

- 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 property will generate significant increased traffic volume and as such will necessitate appropriate road engineering design to handle the increase. It is not anticipated that commercial use would cause excessive or burdensome use, provided existing transportation facilities in the immediate area are upgraded to handle the increased traffic volume.**

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

**The future land use map identifies this area as Commercial Land Use, and is therefore in conformity with the policy and intent of the Glynn County Comprehensive Land Use Plan.**

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

**An existing condition which necessitates special consideration for development of the property is the proximity of the Old Brunswick & Altamaha Canal, which increases the likelihood of the site containing historically significant archeological artifacts. The County should consider what provisions might be anticipated to be made, to preserve any historically significant artifacts that may be uncovered during land disturbance.**

The property can be rezoned to Highway Commercial, consistent with Glynn County's Future Land Use Map. In cooperation with the State of Georgia Department of Natural Resources, Historic Preservation Division, augmented buffering or other special arrangements may be appropriate at site plan development stage, to protect historically significant archeological artifacts (if) found to be present.

Mr. Phillips pointed out that the plat references a "tree removal easement," which will have to be explained by the applicant. He stated that staff's recommendation is for approval subject to review of the site plan by the Mainland Planning Commission. Due to the proximity of the Old Brunswick & Altamaha Canal to the site, the Planning Commission may, at the time of site plan review, require buffers including fencing with landscaping, and/or increased setback distance in order to protect any historically significant archeological artifacts that might be uncovered during land disturbance. In

addition, the Planning Commission may require screening along Spur 25 to reduce visibility of undesirable portions of the site development from that roadway.

Mr. Ernie Johns stated that the tree removal buffer is a buffer which allows the Racetrac to remove the trees in the area in order to have a site lane to the facility along the Spur. There is a provision in the easement which indicates that when the adjoining property is developed the easement will cease to exist. He also pointed out that the Canal is centered in the right-of-way.

Chairman Stewart asked if the applicant is aware of the historical significance of the Canal. Mr. John Callaway replied yes, but he did not know about the current fossil dig. He stated that he is not opposed to working out something favorably. In fact, he suggested putting up a fence behind his project to screen the development so that the Canal could be preserved. Chairman Stewart stated that there will be a site plan review and issues such as buffers, fences, setbacks, etc. will be addressed at that time. In addition to the Planning Commission's review of the site plan, the County Commissioners have expressed an interest in reviewing the site plan. Mr. Callaway stated that he is willing to work with staff in route to the Board of Commissioners level in an effort to resolve all of the concerns.

Regarding the buffer along the Canal, Mr. Johns stated that within the right-of-way of the Canal there is more existing area to be used for cleaning the Canal than what is normally required by the county.

Mr. Phillips pointed out that the County Engineer has requested that a traffic analysis be prepared along the area of where this particular property enters Canal Road down to the spur. He stated that this could be done at the time of site plan review. Chairman Stewart concurred.

Dr. Alfred Mead, Ph.D. of the GA College & State University was present not to oppose this development but to request that the Planning Commission require a substantial buffer along the Brunswick Canal to protect and preserve its local treasure, as referenced in detail in his letter submitted to staff dated June 2, 2005.

Mr. Leslie Clark, resident of North Goodbread Road, also asked the Planning Commission to consider some type of buffer along the Canal to protect the fossils of large mammals, etc. He stressed that he is concerned about the historical value and not the monetary value of this treasure.

Following discussion, Chairman Stewart passed the gavel to Vice Chairman Gary Nevill and thereupon made a motion recommending approval of this request subject to a traffic study being done and subject to site plan approval by the Planning Commission and the Board of Commissioners. The motion was seconded by Mr. Tommy Clark and unanimously adopted.

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ZM-2005-018 (M)

Consider a request to rezone from Forest Agricultural to Highway Commercial, three parcels of property located on the north side of US Highway 17, east of and between Belle Cut-off Road and US Highway 82. The total area proposed to be rezoned is 1.97 acres, with 443 feet of frontage on Highway 17, and 273 feet of frontage on Bell Cut-off Road. Mark A. Ball of JDH Capital, agent for Ronald L. Goyden, Natie B. & Nim N. Patel, and Mollie H. Knowles, parcel owners.

Mr. Mark Ball was present for discussion.

The staff's report was included in the packages for the Planning Commission's review and was presented by Mrs. Iris Scheff as follows:

This rezoning application was submitted in order to develop a grocery store and retail center with shops to provide neighborhood services. Three small parcels totaling just under 2 acres at Belle Cutoff Road and Highway 17 are requested to be brought into conformity with the zoning of most of the remaining property located at the intersection of Highway 17 and Highway 82, to allow the main portion of the quadrant to be developed under one retail center plan. The application states that the request would not be detrimental to property or persons in the area because "The proposed development will bring public utilities to the area...."

The county's adopted Comprehensive Plan designates the subject area for Commercial Future Land Use. The property is located at a major intersection and commercial node, accessible to public paved roadways, and highly visible to the traveling public for which the Highway Commercial Zoning District's permitted uses are intended.

**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.  
**Yes, the zoning proposal for Highway Commercial zoning will permit uses equivalent to the uses already allowed in adjacent and nearby property.**
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**The zoning proposal should make the existing uses of adjacent and nearby property consistent with the subject property, and as such will not adversely affect them.**

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

**Yes.**

- 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 properties are located near a major intersection and traffic engineering design at time of site plan development must adequately account for the traffic volumes and turning movements that will be generated by development. Excessive or burdensome use of existing streets, transportation facilities, utilities, or schools is not anticipated to result from the proposed rezoning.**

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

**The future land use map identifies this area 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.

**As previously stated, property adjacent to the proposed rezoning is already zoned Highway Commercial, and the rezoning will make the properties consistent with one another.**

The proposed rezoning is in conformity with the Glynn County Future Land Use Map and intended uses for the location described, and should be compatible with the area and an asset and convenience to provide shopping for residences in the surrounding area. Staff's recommendation is for approval.

Following a brief discussion, a motion was made by Mr. Tommy Clark to recommend approval of this request. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

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ZM-2005-019 (M)

Consider a request to rezone from Planned Development-Shopping to Planned Development-Residential, property located approximately 280 feet east of Highway 17, south of its intersection with Higginbotham Road. The site area is 6.76 acres, with 231

feet of frontage on Higginbotham Road. Bill Kent, agent for Charles Powers of Powers Landing, LLC, owner.

Mr. Bill Kent was present for discussion.

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

The adjacent property to the east was rezoned to PD-R in 2003. Residences are now under construction with the subdivision named "Powers Landing." Interest in the housing has been strong enough to warrant expanding the project westward, which is the purpose of the present request. This rezoning is a text amendment of the previous PD-S text, changing the permitted uses to the equivalent of the Powers Landing Subdivision to the east of the subject property.

The county's adopted Comprehensive Plan designates the subject area as commercial and the adjacent property to the east medium density residential. This request is for a "down-zoning" or in other words to a zoning of lesser intensity or density than the currently approved commercial zoning district for the property. As long as there is a demand for housing of the type and value being proposed, there is reason to support the request.

Since the site was originally zoned in early 1980's there have been changes to flood protection regulations and wetland protection regulations that make this site less desirable for commercial development. This supports the change to residential, as does the obvious demand in this area for housing.

**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.

**As discussed under Analysis section above, it is believed to be suitable.**

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

**No, it is not believed that the change from Commercial to Residential of a like kind will adversely affect adjacent or nearby property.**

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

**Yes.**

- 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.

**It is believed that the paved road access to the site is sufficient to serve the proposed use without causing an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

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

**The future land use map identifies this area 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.

**Changes in regulations on wetland protection and flood protection make this area more desirable for residential development.**

While the request is not consistent with the adopted Comprehensive Plan Future Land Use Map, approval of the requested rezoning from PD-S to PD-R is warranted based upon an increasing demand for housing and the reduced suitability for commercial development. Therefore, staff's recommendation is for approval.

During a brief presentation, Mr. Kent stated that water and sewer is being provided by the City of Brunswick. He stated that there is a pump station that was designed as part of the Phase I project and was sized and designed to handle additional capacity, as was the stormwater detention facility.

Chairman Stewart asked if fire hydrants were being installed. Mr. Kent replied yes. He explained that fire hydrants will be installed in the new section once the infrastructure is completed. Due to recent discussions regarding water and sewer issues, Chairman Stewart cautioned Mr. Kent to check with the City of Brunswick to make sure that he can still tie into their system.

Chairman Stewart pointed out that the zoning is R-4 and consists of 4,000 sq. ft. lots. He explained that patio homes were originally developed for places like St. Simons with a lot of open space and several amenities, i.e., parks, lakes, etc. It appears to him that this is just a crowded development rather than a development of patio homes. He is concerned that with the houses only being 8 ft. apart, if a fire were to start at one house all of the houses would be destroyed because they are too close to each other. Mr. Kent stated that the homes are required to have certain fire protection, fire walls, etc. He stated that this was also a planned development residential originally approved for 104 multi-family units. He has actually reduced that number. The lots are smaller but there are fewer residences with the current development.

Mr. Tommy Clark wanted to know the footage requirement for fire protection. Mr. Gary Nevill stated that the requirement is 1200 ft. maximum distance from an intersection.

Chairman Stewart asked staff if the fire department and public safety reviewed the cul-de-sacs. Mr. Phillips stated that cul-de-sacs are per standard. During the first phase of this development there was discussion on the spacing of buildings and the size of the lots. The stipulation was that the units would receive special treatment in terms of the type of construction to satisfy the fire department. Chairman Stewart stated that the separation requirement is 10 ft. The text calls for 5 ft. on each side.

Following discussion, a motion was made by Mr. Buddy Hutchinson to recommend denial of this request. The motion was seconded by Mr. Tommy Clark. Discussion continued.

Mr. Buddy Hutchinson stated that one of their jobs as a Planning Commissioner is to ensure quality developments. He noted that there is not much greenspace in this case. Mr. Jeff Counts stated that they have not been provided with a copy of the original text to use in comparison with the current text. Mr. Nevill stated that in his opinion, there is a need for smaller lots and subdivisions, but there needs to be more greenspace.

After discussion, the following vote was taken on the motion for denial. Voting Aye: (in favor of denial) Mr. Tommy Clark, Mr. Buddy Hutchinson and Mr. Wayne Stewart. Voting Nay: (against denial) Mr. Gary Nevill. Abstained From Voting: Mr. Jeff Counts. The motion carried for denial.

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ZM-2005-016 (M)

Consider a request to rezone from Forest Agricultural to Office Commercial, property located on the southeast side of the intersection of Highway 99 and Highway 32. The property consists of a 3.2 acre parcel approximately, with 504 feet of frontage on Highway 99. Property owned by Nykki Smith Sikes; Atlantic Survey Professionals, agent.

Mr. Ernie Johns was present for discussion.

Mr. Phillips explained that this item was heard by the Mainland Planning Commission at its May 3<sup>rd</sup> meeting and was recommended for approval. The matter was presented to the Board of Commissioners on June 7<sup>th</sup>. The Board of Commissioners expressed concerns about buffering from adjoining residential areas and separation from SR 99 to allow for road widening. The Board of Commissioners deferred this item back to the Planning Commission and asked that they consider these issues and make a recommendation at today's meeting of June 16<sup>th</sup>. (The staff's report, which includes the

criteria outlined in Section 1103 of the Glynn County Zoning Ordinance, is contained in the May 3<sup>rd</sup> Minutes for the record.) Staff's recommendation remains for approval.

Following a brief discussion and suggestions of which Mr. Johns concurred with; Chairman Stewart passed the gavel to Vice Chairman Gary Nevill and made a motion recommending approval of this rezoning subject to: 1) commercial use only; 2) site plan approval by the Planning Commission & Board of Commissioners; and 3) increase of setback to 30 ft. along Highway 99 and Highway 32. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted. (It was noted that this recommendation would be forwarded to the Board of Commissioners for final action at the Board's June 16<sup>th</sup> meeting.)

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#### PP-2005-006 (M) Marsh Plantation

Application by Springfield Properties, owner, for approval of a revised preliminary plat for property located to the west of Blythe Island Drive and at the north end of Ashley Marsh Drive. The project consists of 71 lots located on 60.09 acres. Zoning is R-20.

Mr. Kip Goodbread, EMC Engineering Services, Inc. was present for discussion.

According to the staff's report, this project was originally approved December 16, 2003 as Blythe Island Plantation/PP-2003-1028-1500. Staff's comments have either been addressed or can be addressed during the construction plan review phase.

Staff recommends approval of the preliminary plat subject to meeting all requirements and subject to submittal of three (3) copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Mr. Goodbread explained that the first preliminary plat had a road connecting Ashley Marsh Dr. over to Lake Jeffery's Dr., which went through the wetlands. However, the roads have been reconfigured to avoid going through the wetlands. He has now connected Ashley Marsh Dr. through Plantation Creek into Marsh Plantation Dr.

Mr. Daniel Parshley of 274 Parland Road elaborated on the history of Ashley Marsh Plat approval. He also expressed concerns about high levels of water and maintenance of the drainage ditch, specifically where the responsibility of maintenance lies. Chairman Stewart stated that in an effort to satisfy Mr. Parshley's concerns, he would personally find out who is responsible for maintaining the drainage ditch and make sure that it is taken care of.

Following discussion, a motion was made by Mr. Jeff Counts to approve this request. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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PP-2005-006 (M) Callaway Pointe

Application for approval of a revised preliminary plat for property located at 2950 Old Jesup Road. The project consists of 14 lots 7.739 acres. The property is zoned Forest Agriculture.

Mr. Ernie Johns was present for discussion.

Staff comments have either been addressed, or can be addressed during construction plan phase. Staff's recommendation is for approval subject to meeting all requirements and subject to submittal of three (3) copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Mr. Gary Nevill stated that he and Mr. Johns discussed an issue about the net and gross area and the four lots affected by a drainage easement relative to Environmental Health requirements. The easement area cannot be included in the lots. Mr. Johns advised that there is enough area to make adjustments and bring the lots into compliance with the minimum half acre requirement.

Following discussion, a motion was made by Mr. Gary Nevill to approve this preliminary plat subject to all of the lots being in compliance with the Environmental Health requirements. The motion was seconded by Mr. Tommy Clark and unanimously adopted.

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PP-2005-006 (M) Peppertree Crossing, Phase II

Application for approval of a revised preliminary plat for property located west of Altama Avenue. The project consists of 51 lots to contain rowhouses, located on 9.874 acres. The property is zoned Medium Residential.

Mr. Ernie Johns was present for discussion.

Staff's comments have been addressed. Therefore, staff's recommendation is for subject to meeting all requirements and subject to submittal of three (3) copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Following review, a motion was made by Mr. Gary Nevill to approve this request. The motion was seconded by Mr. Tommy Clark and unanimously adopted.

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SP-2005-012 (M) Pristine Water and Coffee Company  
Request by Don Hutchinson for approval of a site plan for a warehouse building on property located at 166 Key Circle.

Mr. Robert Bowen was present for discussion.

According to the staff's report, this is a request for site plan approval for an additional warehouse building on property located on the north side of Key Circle, approximately 600 feet east of Community Road (SR 303). The new building is to be built next to the existing loading dock.

The property is in an area served by the City of Brunswick. It will be determined at site plan review whether the site is required to hook up to water and sanitary sewer lines, as well as the proximity of fire protection.

Staff comments have either been addressed or can be addressed with the building permit site plan. Staff recommends approval of the site plan subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the Planning Commission's action.

During the course of discussion, it was determined that there were some unresolved issues surrounding the water and sewer hook-up relative to Glynn County and the City of Brunswick. Mr. Bowen contends that no additional water and sewer is necessary in that the proposal is for a storage warehouse for dry goods. The applicant is proposing to construct a steel metal building. Mr. Bowen pointed out that there is an existing fire hydrant near the southwest corner of Key Circle Dr. and Community Road.

At the end of discussion, it was the consensus that the Planning Commission's concerns were not completely satisfied. Also, the site plan was distributed to the members by the applicant at the meeting and was not included in the packages which did not allow enough time for review. Therefore, a motion was made by Mr. Tommy Clark to defer this item until July 5<sup>th</sup> Mainland Planning Commission meeting. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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Blueberry Cay/Discussion Only  
Request for discussion of a proposed development known as "Blueberry Cay" off Blythe Island.

Ms. Kat Nesbit and Ms. Melinda Mason, local developers, were present for discussion.

Ms. Nesbit presented color renderings of the proposed development consisting of approximately 18 individual homes. The proposal would involve a rezoning to allow the development. If approved, the homes would need to be served by private central water and sewer systems. Ms. Nesbit stated that at this time, she would like to know if the Planning Commission is willing to work with them on developing this project.

Chairman Stewart stated that no one on Blythe Island seems to be against this project. In fact, they are all excited about it; however, the main issue of concern is the causeway. He pointed out that EPD and DNR will not allow anything to be done to the road. Perhaps the applicant could consider building a bridge as a means of access. The causeway and existing bridge are very narrow and could be burdensome if the nature and density of the development is too high. Another issue is the wastewater treatment. Recent developments with a package plant revealed that EPD would like for all permits to either be in hand or at least applied for.

Mr. George O'Brien of Environmental Health explained that the cut-off on permitting is that if it is less than 10,000 gallons peak flow per day, the local health department can issue approval. EPD has to approve the system at 10,000 gallons and above.

Mr. Phillips elaborated on the difference in a condo development as opposed to individual homes as presented. Ms. Nesbit stated that her concern with developing the property as condos is that she and Ms. Mason are not very large developers and having to wait at least three years to sell the property as condos would be overwhelming as well as a financial burden.

Mr. Daniel Parshley, resident of Blythe Island, stated that if this type of development is allowed it would open up a "Pandora's Box." He expressed concerns about traffic, emergency vehicles being able to pass on the already narrow road and access to schools.

At the end of discussion, Ms. Nesbit and Ms. Mason thanked staff and the Planning Commission for their time and input.

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SP-2004-0518-1300 Steamboat City  
Request by Steamboat City Theme Park LLC, owner, for extension of site plan approval for a 135-acre theme park and visitor parking lot located south of SR 99 west of Petersville Road and east of I-95. This property is zoned PD and is located within the Golden Isles Gateway Planned Development.

Mr. Jeff Halliburton and Mr. Carlton DeVoight were present for discussion

According to the staff's report, this plan was approved June 1, 2004 based on zoning changes made in 2000. Earlier site plan approvals were allowed to expire. There have been no changes in the nature of the project or in the rules that govern approval of the site plan. Accordingly, staff recommends approval of a one-year extension, to expire June 1, 2006.

Following review, a motion was made by Mr. Tommy Clark to grant approval of a one-year extension of this site plan. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

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MINUTES

**May 3, 2005 Regular Meeting**

A motion was made by Mr. Gary Nevill to approve the Minutes of the May 3<sup>rd</sup> Mainland Planning Commission meeting. The motion was seconded by Mr. Tommy Clark. Voting Aye: Mr. Tommy Clark, Mr. Jeff Counts, Mr. Buddy Hutchinson and Mr. Gary Nevill. Mr. Wayne Stewart did not attend the May 3<sup>rd</sup> meeting and therefore abstained from voting.

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Meeting Schedule/Remainder of 2005

Upon a motion made by Mr. Jeff Counts and seconded by Mr. Tommy Clark, the original meeting scheduled set for 2005 was accepted and unanimously adopted.

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There being no further business to discuss, the meeting adjourned at 8:10 p.m.