

**MINUTES**  
**CALLED/JOINT MEETING**  
**BOARD OF COMMISSIONERS**  
**ISLANDS PLANNING COMMISSION**  
**MAINLAND PLANNING COMMISSION**  
**December 13, 2005 - 9:00 A.M.**  
**Historic Courthouse, 701 G Street**

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**PRESENT:**

**Board of Commissioners**

Cap Fendig, Chairman  
Howard Lynn, Vice Chairman  
Jerome Clark  
Uli Keller  
Carl Johnson  
Tony Thaw

**Islands Planning Commission**

Robert Ussery, Chairman  
Mike Aspinwall, Vice Chairman  
Millard Allen  
Preston Kirkendall  
William Lawrence

**Mainland Planning Commission**

Wayne Stewart, Chairman  
Gary Nevill, Vice Chairman  
Bill Brunson  
Tommy Clark  
Buddy Hutchinson

**County Staff**

Charles Stewart, County Administrator  
Paul Christian, Assistant County Admin.  
Gary Moore, County Attorney  
Will Worley, Assistant County Attorney  
John Peterson, Community Dev. Director  
York Phillips, Planning Manager  
Cindee Overstreet, County Clerk  
Janet Loving, Administrative Assistant

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County Commission Chairman Cap Fendig called the meeting to order and welcomed everyone in attendance. He explained that the purpose of this meeting is to discuss the ordinance amendment on Minor Subdivisions (801's) and Re-subdivision of Land (802's).

At this time, Mr. York Phillips gave a brief overview of discussion that took place at the Public Infrastructure Committee (PIC) meeting on 801's and 802's. The PIC referred the matter to the Community Development Advisory Board who subsequently presented it to the two Planning Commissions. Since that time, a series of joint workshops were conducted, and on November 6<sup>th</sup> the Board of Commissioners enacted a

90-day moratorium on 801's and 802's, giving additional impetus to completion of the task.

Mr. Phillips stated that the following changes were addressed by the various committee members: 1) Incorporation of language regarding the Land Disturbance Activity Permits; 2) Alternatives to the 60 ft. private access easement; and 3) Language clarification on appeals process.

According to the draft ordinance, which was developed by the two Planning Commissions, the distinction between minor plats and re-subdivisions is eliminated. All such cases are treated as "expedited subdivisions" with the availability of a more simplified process, but any subdivision can be processed as a regular subdivision.

Situations involving the creation of new lots on existing streets are generally limited to commercial uses and to the creation of a single residential parcel from an existing parcel or tract of land.

The traditional four lots on a private access easement are to be restricted to a single lot split; otherwise, a regular subdivision procedure must be followed. Some revisions to the subdivision standards in Article VI will be considered, including a standard for a lightly-used private street serving four lots or less, but with standards that are higher than the current standard of 20 ft. well drained roadway in a 60 ft. easement.

The proposed language concerning erosion and sedimentation control requirements will be moved to Article VI so as to apply to all subdivisions. Also, changes will be made to Article VI to incorporate standards for very small roads.

Finally, the ordinance amendment includes language to repeal the moratorium and to provide for the continued review of pending applications under the prior regulations until June 30, 2006.

Mr. Robert Ussery stated that site coverage is an issue for St. Simons Island. Also, a number of minor subdivisions are being produced in FA zoned property. Chairman Fendig stated that he is concerned about 801's being used to increase density and to create subdivisions. Mr. Ussery stated that density is a problem on the Island and the perception of creating new subdivisions is there, but that is really not the case. He elaborated on the 1 acre rule, which was established in the early 1980's and stated that he has not seen any new subdivisions created through the 801 process. Originally, 801's were created for "mom and pop" developments. Commissioner Tony Thaw asked if any of the older areas of St. Simons would be affected, such as German Village. Mr. Ussery replied no but he is not sure what direction will be taken with German Village due to legal issues.

Chairman Fendig wanted to know how the 801 process affects the mainland. Mr. Wayne Stewart stated that the concern on the mainland is quality developments relative to drainage and roads. He stated that they are very concerned about the way the 801's have been handled in the past and determined that it is primarily an issue of

infrastructure not being properly put into place. Many of their discussions have been about setting paving standards and establishing drainage plans. They have also discussed the need to simplify the language in the text and to have site plan approval on the mainland.

At this time, the amendment was reviewed line by line. Another draft will be prepared to include the suggested changes, additions and deletions. Mr. Gary Moore stated that the moratorium ends on the February 1, 2006; however, it could be extended if deemed necessary. Applications prior to the moratorium will be processed under the old guidelines.

Mr. Ussery commented that it was said by many citizens that creating two Planning Commissions would split the county. However, realizing their differences has instead brought everyone together. Chairman Fendig agreed and added that the two groups have really worked diligently together and he is confident that they will come back with a document that will produce quality developments for all of Glynn County. He also thanked staff for all of their time and hard work toward this effort.

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There being no further business to discuss, the meeting was adjourned at 10:15 a.m.