

MINUTES
GLYNN COUNTY PLANNING COMMISSION
WORK SESSION
NOVEMBER 15, 2001 9:00 A.M.

MEMBERS PRESENT: Lamar Cole, Chairman
Hal Hart
Ann McCormick
Jonathan Williams

ABSENT: Mike Aspinwall
Perry Fields
Wayne Stewart

STAFF PRESENT: Lee Sutton, Planning Official
Tyler Frazier, Planner II
Carolynn Segers, Planner II
Janet Loving, Admin/Recording Secretary

Proposed Changes to Subdivision Regulations from the Fire Department

An amendment requiring developers to install fire hydrants in all subdivisions and all new developments served by public water...Water mains will be at least an 8-inch water line and meet the specifications of the Glynn County Fire Department.

Lt. Jerome Johnson of the Glynn County Fire Department stated that the 8-inch water main is necessary to fit certain types of equipment used to fight fires. EPD and the developers contend that a 6-inch water main is more efficient. EPD feels that an 8-inch line is too big and causes problems with the water flow, along with the residual affects of chlorine.

Conclusion: The Capital Improvements Team, Water & Sewer, Fire Department, developers and representatives from EPD need to address this issue. Afterward, another work session should be scheduled with the Planning Commission for further discussion.

Proposed Changes to Subdivision Regulations from Traffic Safety Engineering

Change the language in Article VI, Section 602.2 General Provisions part m) Traffic Control Devices to read:

All street signage including regulatory, warning and street names, signals and pavement markings as needed for safety purposes and as determined by the Glynn County Safety Engineer shall meet standards set forth in the current version of the MUTCD and Glynn County Traffic Safety Engineering. All traffic control devices shall be provided by and installed by the developer prior to final inspection and approval by the County Engineer for all improvements.

Change the language in Article VI, Section 602.5 Private Streets, part c) to read:

All private streets and signage including regulatory, warning and street names shall meet standards set forth in the current version of the MUTCD and shall be maintained by the owners of the property within such subdivisions and the county will have no responsibility whatsoever for their maintenance and repair ~~until dedicated and accepted by the County Commission.~~ (Mr. Sutton suggested deleting the last portion of this sentence.)

Add the following language in Article VI, Section 602.6 Private Access Easements:

All street signage including regulatory, warning and street names, signals and pavement markings as needed for safety purposes and as determined by the Glynn County Safety Engineer shall meet standards set forth in the current version of the MUTCD and Glynn County Traffic Safety Engineering. All traffic control devices shall be provided by and installed by the developer prior to final inspection and approval by the County Engineer for all improvements.

Add the following language in Article VII, Section 706 Construction Plan Requirements:

Exact location and mounting heights of all signage including regulatory, warning and street name signs shall be marked indicating type and message displayed.

Mr. Sutton stated that the above changes are public health and safety issues. He stated that there are obvious errors in the Subdivision Regulations and changes need to be made. The above proposal should be included in those changes.

Mr. Glenn Bollinger stated that he would like a favorable recommendation from the Planning Commission at the December 4th meeting.

Conclusion: It was the consensus of the Planning Commission to advertise the above proposed changes for the December 4th Planning Commission meeting; to be subsequently forwarded to the January 3rd County Commission meeting with a recommendation for approval.

Proposal from Bobby Shupe to Amendment to Subdivision Regulations

Section 710. Final Plat Approval to include the following:

Upon approval of a final plat by the County Commission, the Community Development Director shall have the plat signed by the appropriate county officials and have a full-size positive copy of the original made and submit the original and full-size positive copy to the office of the Clerk of Superior Court of Glynn County for recording. The original final plat shall be returned to the land surveyor that certified the plat.

Conclusion: The above referenced amendment will be advertised for the December 4th Planning Commission meeting and subsequently forwarded to the January 3rd County Commission meeting with a recommendation for approval.

Proposed Amendments to Glynn County Zoning Ordinance

An Amendment To Change The Zoning Ordinance Of Glynn County, Georgia, Sections 302, 604, 714.4, 722.2, 1104, 1105, 1106, 1107, And 1108

To Define Greenspace, Prohibit Variances For Reduction Of Lot Size, Set Forth Standards For Determining The Importance Of Streets, Correct Typographical Errors, Define Caretaker's Cottage, Set Forth That Motions That Fail For Lack Of A Majority Vote Are Deemed Denied, Require New And Separate Notice For The Reconsideration Of Zoning Amendments, And For Other Purposes.

During the course of discussion, Mr. Sutton explained that staff and the Planning Commission reviewed the above proposal, and he is recommending that it be advertised for the December 4th meeting. Mr. Hal Hart suggested that "Caretaker's Cottage" (Section 722.2) be removed from the proposal and reconsidered at another work session. This would allow more time to perhaps review the definition and recommendation proposed by one of the Ordinance Review Committees.

Conclusion: It was the consensus of the Planning Commission to advertise the above proposal for the December 4th Planning Commission meeting with the exception of Section 722.2. (Also, the date for the next work session would be considered at the December 4th meeting.)

Proposed Addressing Ordinance

Mr. Sutton explained that the County Administrator has indicated that he would like for the proposed amendment to be considered at the December 4th meeting. However, Mr. Sutton stated that he received a copy of the proposal this morning and has not had time to review it. Therefore, if the Planning Commission receives this proposal in their packages for the December 4th meeting, he is prepared to accept a recommendation for deferral due to lack of time to review the proposal. The Planning Commission concurred.

Status of Amendment to Section 602.2 per the County Attorney

Mr. Hart suggested that staff check the minutes of the Planning Commission meetings for the status of the above amendment. He stated that the general discussion would show that the Planning Commission did not take action on this amendment and concluded that the County Commission should handle it. Mr. Sutton stated that he would research this further, get copies of the minutes where this discussion took place and present this information at the December 4th meeting.

There being no further business to discuss, the work session adjourned at 11:05 a.m.