

**PLANNING COMMISSION**

Libby Bacon  
Demery Bishop  
Charlie Brewer  
Barry Brown, Chairperson  
Sandy Chandler  
Bill Garbett  
Susan Hill  
John Major  
Chuck Powell, Vice Chairperson



**CITY MANAGER**

Diane Schleicher

**CITY ATTORNEY**

Edward M. Hughes

**MINUTES  
Planning Commission Agenda Meeting  
May 7, 2007 – 7:00 p.m.**

Chair Barry Brown called the May 7, 2007 agenda meeting to order. Other Planning Commissioners present were: Libby Bacon, Demery Bishop, Charlie Brewer, Sandy Chandler, Bill Garbett, Susan Hill, John Major, and Chuck Powell.

Chair Barry Brown said that approval of the Minutes would be at the regular meeting on May 15, 2007.

The first item was a Minor Revision to a Recorded Plat, Land Development Code Section 5-130 (J)(2). This item will not require a Public Hearing. Walter Rocker, Jr. of Rocker Developments, LLC, requested the revision for the **Village at Tybee** subdivision, 15 lots, at First Street between Miller and Fifth Avenues, PINs 4-0003-12-008 through 4-0003-12-022, Zones C-2 and R-2. Rocker said they had two mistakes that caused the issue: an electronic formatting surveying error and a block masonry column problem. He explained that to fix it they propose taking a foot-and-a-half off the 3 lots on Highway 80. George Weeks of Ward Edwards, Inc., said the red lines on the revised plat were the changed lines and that they are not asking for any variances or nonconforming lots. Chair Barry Brown asked for an as-built survey. Weeks talked about stairs that were modified since the original as-built was given to the City. He said a revised as-built would be turned in by May 10th. Sandy Chandler clarified that nothing required a variance. John Major clarified that the infrastructure was approved before building permits were issued. Charlie Brewer asked for details about the shifting of the lot lines. Weeks said the lot lines were off from 0.3 feet up to 1.3 feet so the lines were shifted to accommodate the setback and lot requirements. The current as-built was discussed. The Commissioners requested copies of the current and the revised as-built surveys. The item was placed on the agenda for May 15th.

Paul Wolff represented Special Review (LDC Section 5-070) and Site Plan Approval (LDC Section 5-080) petitions for a residential Bed and Breakfast [LDC Section 3-060 (A)] at **8 Moore Avenue**, PIN 4-0002-03-020, Zone R-1-B. Wolff said Sharon Marshall [Economic Development Director] told him that he did not need a survey unless the Planning Commission requested it. He said he has 5 parking spaces and only needed 4. He said he cancelled reservations for more than 6 people and he will limit bookings to 6 people with the Commission's approval. Bill Garbett asked about the survey. Wolff explained that he enlarged it and drew his Site Plan on it. Garbett asked if Wolff needed a survey. Chair Barry Brown said he was under the impression that anything going through Site Plan needed a survey. Sandy Chandler referred the group to a letter from Downer Davis recommending that the survey be updated. Davis said he had questions about the first sketch Wolff had submitted which was a pre-construction site plan Wolff had updated. Davis said drainage would not be affected; there was no land disturbing activity. He said the parking required 4 spaces and there was a question as to whether the 2 spaces for the bed and breakfast could block each other. He said the requirements call for a survey but he did not think a survey would add value to the quality of his or the Planning Commission's review. Susan Hill expressed that since they were discussing parking they could get by without a survey. Brown spoke about another petitioner that was not given the same privilege. Charlie Brewer said there should be a survey, as is the norm. John Major said that the written documentation from Davis said the survey should be updated and if they do anything other than that then Davis should modify his documentation. Chuck Powell said that Davis said a survey would not impact the parking issue. Brown talked about the piggyback parking. Davis said it was in the ordinance to have an updated survey

but he did not know what benefit it would be. Wolff said he will have to withdraw unless he can get a survey in a week. It was agreed that the petition would be on the agenda provided Wolff gets a current survey showing the house and parking.

Kevin Carpenter represented a Site Plan Approval (LDC Section 5-080) petition for **1605 Inlet Avenue**, PIN 4-0008-17-001, Zone C-1. Carpenter talked about revisions to the previously approved Site Plan. He said they are asking to put tables and chairs outside on the property. Carpenter was asked to provide letters from the property owner, Mola Jung, and the building owner, Phil O'Dell, granting permission to pursue the Site Plan. Bill Garbett asked about parking if there are tables. Chuck Bargeron talked about an ordinance related to sites within 1,000 feet of municipal parking. Charlie Brewer requested a sketch from Carpenter. Carpenter talked about an ADA-approved ramp and restrooms and other items. The Commissioners requested a drawing. Chair Barry Brown asked if the approved drainage plan had been installed. He was told it had not been. Chuck Powell asked if there would be a drive-thru. Carpenter said there would not be. Carpenter's hand drawn Site Plan was passed among the Commissioner's. Bargeron talked about the relocation of the building to the site. He also talked about the site having a patio, not a deck. Powell asked if the building was sitting right now. Bargeron said it may be over with the patio. Hill said a hand-drawing of the tables might be acceptable but it would have to be to scale. Brown pointed out that the retention area was where some of the tables were shown. Carpenter said they did not want as many tables as shown. The group talked about the retention area, the patio and the tables. It was agreed to put the item on the agenda with the stipulations that Carpenter have Kern-Coleman draw the tables on a Site Plan in relation to the retention area and that Carpenter provide letters from the property owner and the building owner by Thursday.

Chair Barry Brown announced that Frank E. Jenkins, III, was scheduled to speak at the May 15th Planning Commission meeting about the Legal Aspects of Zoning.

Demery Bishop motioned to adjourn the meeting. Susan Hill seconded. The vote was unanimous.