

MINUTES
GLYNN COUNTY PLANNING COMMISSION
December 16, 2003 - 6:00 P.M.

MEMBERS PRESENT: Perry Fields, Chairman
Robert Ussery, Vice Chairman
Mike Aspinwall
Jay Kaufman
Ann McCormick
Gary Nevill
Jonathan Williams

STAFF PRESENT: York Phillips, Planning Manager
Janet Loving, Admin/Recording Secretary

Chairman Perry Fields called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

Permission was granted for Mr. Phillips to add the following item to the agenda: ***Preliminary Plat for Fox Creek Subdivision, Phase II***. It was noted that the item would be added toward the end of the agenda. The applicant is expected and will present the plans for review.

There being no further changes to the agenda, a motion was made by Mr. Robert Ussery, seconded by Mr. Mike Aspinwall and unanimously adopted to accept the agenda as amended for the December 16th Planning Commission meeting.

GC-2003-28

Application by Clinton O. Pearson, agent for Harold E. Zell, et al, owners, to rezone from R-9 One-Family Residential to Highway Commercial property at 3313-3315 Glynn Avenue, located on the west side of Glynn Avenue (US Highway 17) approximately 300 ft. south of its intersection with East Third Street, and consisting of approximately 4.703 acres.

Mr. Clinton Pearson was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This site abuts the City of Brunswick in several places. A portion of the site is zoned HC (Highway Commercial) and the balance is zoned R-9, although the exact location of the zoning boundary is not clear. The intent of the request is that the entire site be zoned HC. The area to the north and west is zoned R-9, while the area to the east and south is zoned HC. The depth of HC zoning along US 17 varies - except for this land

and the lots immediately to the north, the HC zoning is as deep as is this property. The R-9 portion of this property is wooded and largely undeveloped, while the HC portion (along US 17) is developed in commercial uses. To the immediate north along US 17 is a convenience store and to the immediate south is a restaurant. To the north along Third Street are houses on larger lots. The residential area to the west is separated from this property by undeveloped property

The county's adopted Comprehensive Plan designates this area as Low-Density Residential use.

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.

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

No. Some consideration should be given to the eventual development of this site vis-à-vis buffers for adjoining residential development.

- 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.

No.

- 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 for Low-Density Residential development. The character of development along US 17, however, is commercial retail. The proposed zoning would be compatible with that pattern provided that the residential to the west and northwest is protected and the commercial development is oriented to US 17.

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

No.

The pattern of development in this area is to have retail commercial along US 17, with residential to the west. The layout of the site should be oriented to US 17 and away from the residential to the west and northwest. Staff's recommendation is for approval.

At this time, Mr. Phillips presented the general layout plan for the Planning Commission's review. For clarification, Mr. Jonathan Williams asked if any of the property is located within the city limits. Mr. Phillips replied no.

Regarding the potential buffer, Chairman Fields asked if staff and the applicant discussed the type of buffer to be used to the west and north of the property. Mr. Phillips replied no, not specifically.

During a brief presentation, Mr. Clinton Pearson stated that part of the property is already zoned Highway Commercial and is being used for that purpose. He stated that he agrees with staff's recommendation. He feels that this is the best use of the property and he is soliciting the Planning Commission's approval.

Chairman Fields wanted to know if the proposed lake is already on the property as indicated on the general layout plan. Mr. Pearson stated that he is not sure, but he does not think that it is on the property. Mr. Nevill pointed out that it is intended for detention.

Chairman Fields wanted to know if this request would require site plan approval. Mr. Phillips stated that typically site plan approval would not be required; however, it depends on the use.

Mr. Robert Ussery stated that there is a 20 ft. undisturbed vegetated buffer shown on the layout plan and as such he'd like to know if it is possible to include the buffer with the zoning. Mr. Phillips replied yes, but it would be helpful to indicate specifics. Chairman Fields stated that he would be more inclined to set aside a minimum size buffer and require a site plan to see what is actually going to be built and used on the property.

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

Following discussion, a motion was made by Mr. Robert Ussery to recommend approval of this request subject to site plan approval and with the condition that a minimum 20 ft. buffer be placed between the property and any residential zoning lot adjacent to the subject property. The nature of the buffer will be determined at site plan approval. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Ms. Ann McCormick, Mr. Robert Ussery and Mr. Jonathan Williams. Abstained From Voting: Mr. Gary Nevill.

GC-2003-29

Application by Sea Island Company to rezone from RR Resort Residential to FA Forest Agriculture property located at 103 Forest Road between Oglethorpe Drive and Forest Road approximately 150 feet north of their intersection, and consisting of approximately 2,100 square feet. The intended use is a telecommunications tower installation.

Mr. Bill Edenfield was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This site lies on a strip of land between Forest Road and Oglethorpe Drive. The area is largely wooded. While there are houses in the area, there are not any in the immediate vicinity of the proposed tower site. The nearest houses are to the southwest across Oglethorpe Drive. To the north is the Ocean Forest golf course and to the east is the Ocean Forest clubhouse. The site is zoned RR Resort Residential, as is the area to the north and east. To the south and west is R-12 Residential.

The proposed use is a telecommunications tower. Such use is not permitted in RR, necessitating the zoning change. Once the zoning change is approved, the Planning Commission must approve a site plan.

The adopted Comprehensive Plan designates this area for "Park, Recreation, and Conservation" use.

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.

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

No. Specific consideration will need to be given to the location of the tower vis-à-vis nearby houses and the degree to which the tower will be able to be seen from these adjoining properties.

- 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.

No.

- 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 for “Park, Recreation, and Conservation” use. The specific pattern of development has evolved somewhat since the adoption of the plan, such that actual pattern of residential development vs. recreation areas has changed.

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

No.

The proposed location of a telecommunications tower in this area is necessitated by the communications needs of the public. Because of the nature of development in this area, a tower is extremely difficult to locate without any impacts. The generally wooded nature of the area will considerably reduce the exposure of the tower to nearby residents, but it may not be possible to completely block the view. Staff’s recommendation is for approval.

Mr. Mike Aspinwall stated that a nearby resident, Mr. Weathers, expressed concerns to him about possibly requesting the applicant to camouflage the tower or perhaps set it back out of view. Mr. Bill Edenfield explained that this particular site was chosen because of the temporary tower placed on the property for the Walker Cup Tournament. At that time they were apprehensive about the appearance of the tower but discovered that it was not noticeable because of the canopy in the area. In addition, they have elected to use a monopole and the antennas are flush mounted. The tower is also located in the midst of some pine trees. Mr. Edenfield stated that all of the apparatus at the bottom of the tower would be completely camouflaged and landscaped thoroughly. Mr. Aspinwall suggested that Mr. Edenfield contact Mr. Weathers to perhaps set his mind at ease. Mr. Edenfield concurred.

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

Following discussion, a motion was made by Mr. Gary Nevill to recommend approval of this request. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

GC-2003-30

Application by Sea Island Company to rezone from RR Resort Residential to FA Forest Agriculture property located on Rainbow Island approximately 300 feet south of Sea Island Causeway, and consisting of approximately 1,800 square feet. The intended use is a telecommunications tower installation.

Mr. Bill Edenfield was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This site is located on Rainbow Island, which is a small strip of land extending southward from Sea Island Causeway. Existing uses in this vicinity include a Georgia Power substation, along with a stable and a recreation area associated with the Cloisters complex. The immediate area is zoned RR Resort Residential, while the marsh areas nearby are generally zoned Conservation Preservation.

The proposed use is for two telecommunications towers. This use is not permitted in RR, necessitating the zoning change. Once the zoning change is approved, the Planning Commission must approve a site plan.

The adopted Comprehensive Plan designates the general area for commercial use, with the marsh areas designated as "Undeveloped and Unused."

Staff has received and is processing an application to establish PD zoning for the area in preparation for the redevelopment of the Cloister. This action would obviate the need for the FA zoning, but the process will not be complete in time to allow for permitting of the telecommunications towers in time for the G8 Summit.

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.

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

No.

- 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.

No.

- 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.

No.

The proposed location of a telecommunications tower in this area is necessitated by the communications needs of the public. This site will be difficult to buffer because of its generally open nature. On the other hand, the surrounding uses are largely recreational and commercial, so the facility will not adversely impact residential uses. Staff's recommendation is for approval.

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

Following a brief discussion, a motion was made by Mr. Mike Aspinwall to recommend approval of this request. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

GC-2003-31

Application by Driggers Development, Inc., and RSG Development Co. to amend the approved Planned Development text for the Golden Isles Gateway Planned Development (as amended) for certain sites within development areas R-3, R-4, and R-4W located generally along Harry Driggers Boulevard and including Country Walk Subdivision, Hardwood Forest Phase II Subdivision, and other unplatted areas consisting of approximately 900 acres. The purpose of the amendment is to modify and clarify lot width and building setback requirements as they apply to single-family residential lots in the affected areas.

Mr. Terry Driggers and Mr. Ray Richard were present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This would be the sixth change to the originally approved text for the Golden Isles Gateway Planned Development. As with the preceding changes, this makes an adjustment to the regulations applicable to this area to reflect evolving development conditions. This change would apply to the R-3, R-4, and R-4W areas of the development, located along portions of Harry Driggers Boulevard. The affected area is approximately 900 acres.

This change would modify the table showing the lot dimension and setback requirements for single family lots developed in this area. The PD text allows flexibility in permitting developments with different lot sizes (the overall number of dwelling units is capped), and ties lot dimension and setback standards to the lot sizes. This particular portion of the development has a number of wetlands, and the individual subdivisions within the area adjust lot lines to avoid encroachment into wetland areas. Because the wetland areas are irregularly shaped, there is a variation in the size of lots. Under the current rules, this variation can cause an occasional situation where an oversized lot suddenly triggers larger widths and setbacks. This would disturb the uniformity of the appearance of the subdivision.

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.

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

No.

- 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.

No.

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

Yes.

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

No.

The proposed change allows some flexibility so that the applicable design standards would be the same for all of the lots within a particular development. Staff's recommendation is for approval.

Chairman Fields expressed concerns about the language in the text that states "**Country Walk Subdivision Only**," which he assumes means any and all phases of Country Walk. Mr. Phillips suggested the following: "**all of R-3 including Country Walk Subdivision, R-4 and Hardwood Forest Phase II only within R-4W.**" Mr. Richard and Mr. Driggers concurred. Mr. Phillips agreed to bring back this language for review at the January 6, 2004 Planning Commission meeting.

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

Following discussion, a motion was made by Mr. Robert Ussery to recommend approval of this request. The motion was seconded by Mr. Mike Aspinwall. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Ms. Ann McCormick, Mr. Robert Ussery and Mr. Jonathan Williams. Abstained From Voting: Mr. Gary Nevill.

PP-2003-1028-1500 Blythe Island Plantation

Application by Springfield Properties, owner, for approval of a preliminary plat for property located to the west of Blythe Island Drive and at the north end of Ashley Marsh Drive.

Mr. Jeff Wiggum and Mr. Tom Pruitt were present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

This is a request for approval of a 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 74 single-family lots on 60.09 acres and the property is zoned R-20. Staff has reviewed this proposal and the following are the issues of concern:

1. The access using Kirby Street needs to be reconfigured to provide for a perpendicular intersection. GIS notes that their records show that this street was already abandoned, in which case the boundary of the subdivision needs to include the access.
2. Additional detail needs to be provided concerning the status of the wetland boundary and any Corps of Engineers permitting.
3. A water & sewer variance from the Board of Commissioners needs to be submitted and processed.
4. GIS will require the subdivision and the streets to be renamed to avoid conflicts.

Staff notes that these issues can be resolved prior to the completion of the construction plan review phase and recommends approval of the preliminary plat subject to resolution of these issues.

Mr. Nevill had questions concerning the requirements for septic tanks and community water systems. He then asked if the requirement is 20,000 sq. ft. or ½ acre. However, Mr. Phillips stated that he would have to confer with Environmental Health on that particular requirement because he is not sure how they make that determination.

Chairman Fields expressed concerns about the access point. He stated that if Kirby Street were abandoned, there would be no access to the subdivision. Mr. Nevill stated that there is access off of Ashley Marsh Drive. However, Chairman Fields referenced the variance dead-end issue. He stated that he's concerned about the angle entrance off of Blythe Island Drive being sufficient. Mr. Phillips stated that although having an access off of Blythe Island Drive would be very important for a project of this size and scale, the issue regarding the alignment of a street in the vicinity of Kirby Street is a construction plan issue and could be resolved at that stage.

Mr. Jeff Wiggum gave a brief presentation. He explained that they have a sales contract in place for the northern lot that borders Kirby Street. They also have an agreement with Mr. Depratter for acquisition of his half of the 30 ft. intersection.

Mr. Nevill wanted to know if the Boy's Camp is accessed off of Ashley Marsh Drive. Mr. Wiggum replied yes.

Chairman Fields stated that Lot 30 is at least half wetlands. He then asked if the 20,000 sq. ft. is representative of a net figure or a gross figure. Mr. Tom Pruitt stated that it is a net figure. Chairman Fields stated that if the front building setback is 20 ft. and the rear off of the wetlands is 7 ft. would that allow sufficient frontage for development on the lot. Mr. Pruitt stated that Lots 30 and 32 are tight and they would have to be slightly changed, but it can be done. Chairman Fields stated he wants to make sure that there are no problems because he does not like approving non-buildable lots. Mr. Pruitt pointed out that a soil survey has been done of the area. The Health Department has indicated that the survey is acceptable. He stated that there might be some minor adjustments based on the construction plans that could slightly alter these plans.

Following discussion, a motion was made by Mr. Gary Nevill to approve this request subject to approval from Environmental Health on the 20,000 sq. ft. lots and subject to Kirby Street access going to fruition. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

SP-2003-1024-1300 North End Golf Maintenance Facility
Application by Sea Island Company, Inc., for approval of a site plan for the construction of a golf maintenance facility as part of the North End development. The site consists of approximately 2.8 acres and is located on the west side of Hampton Point Drive, approximately 750 feet north of its intersection with the entrance into the North End development.

Mr. Bill Edenfield was present for discussion.

During review of this proposal, staff determined that the issues of concern are generally technical in nature and can be resolved before permits are issued. Staff's recommendation is for approval.

Chairman Fields commented on the amount of parking being used for this facility. Mr. Edenfield explained that the facility is for everybody who works on the golf course and the parking is necessary to accommodate all of the employees.

Following discussion, a motion was made by Mr. Gary Nevill to approve this request. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

At this time, Mr. Phillips distributed copies of the *Preliminary Plat for Fox Creek Subdivision Phase II* for the Planning Commission's review. Mr. John Jones and Mr. Ken Tollison were present for discussion. For the record, it was noted that staff has reviewed the plan, received comments, and recommends approval.

Mr. Phillips stated that Fox Creek Phase I is located on the east side of US 17 near the intersection with Buck Swamp Road and south of the South Port Development. He stated that Phase II does not have access directly to US 17. It accesses through the phase located to the north. The proposal is to extend the streets into the area. The streets will be private. Street names have not been checked but Fox Creek Boulevard is the extension of an existing street. The other streets are new.

Mr. Phillips pointed out that a water and sewer variance request is needed and will be forwarded to the Board of Commissioners. The zoning for this property is FA, with individual septic tanks and private central water system, which is a continuation of the water system for Fox Creek Phase I. Staff will obtain EPD approval before final plats are issued.

Mr. Phillips stated that there are some minor corrections on the plan to reflect staff's comments. Also, Engineering had some minor comments, but these have either been addressed on this plan or will be addressed during the construction plan phase. Again, Mr. Phillips stated that staff's recommendation is for approval.

Following a brief discussion, a motion was made by Ms. Ann McCormick to approve this preliminary plat. The motion was seconded by Mr. Jay Kaufman and unanimously adopted.

MINUTES

Regular Meeting: December 2nd

The Minutes of the December 2, 2003 Planning Commission meeting were approved and unanimously adopted.

CHAIRMAN ITEMS

Election of Chairman & Vice Chairman for 2004

At the December 2nd meeting, Mr. Jonathan Williams provided a report from the Nominating Committee recommending that the Planning Commission retain its present slate of officers as follows: Commissioner Perry Fields as Chairman and Commissioner Robert Ussery as Vice Chairman.

The floor was then opened for nominations. Mr. Jay Kaufman offered a motion for the Planning Commission to accept the Nominating Committee’s recommendation and retain Commissioner Perry Fields as Chairman for the Year 2004 and Commissioner Robert Ussery as Vice Chairman for the Year 2004. The motion was seconded by Mr. Gary Nevill. There being no other nominations from the floor, nominations were closed and the motion was unanimously adopted.

STAFF ITEMS

2004 Meeting Schedule

Under the bylaws, the Planning Commission is to approve its meeting schedule annually. The following are the dates normally assigned (first and third Tuesday of each month, 6:00 p.m.) with the adjustment for the first November meeting to avoid the conflict with Election Day.

January 6 th	January 20 th
February 3 rd	February 17 th
March 2 nd	March 16 th
April 6 th	April 20 th
May 4 th	May 18 th
June 1 st	June 15 th
July 6 th	July 20 th
August 3 rd	August 17 th
September 7 th	September 21 st
October 5 th	October 19 th
November 1, 2004*	November 16 th
December 7 th	December 21 st

***Changed from Tuesday, November 2nd to Monday, November 1st to avoid conflict with Election Day.**

Upon a motion made by Mr. Gary Nevill and seconded by Ms. Ann McCormick, the 2004 Meeting Schedule for the Glynn County Planning Commission was approved and unanimously adopted.

There being no further business to discuss, the meeting adjourned at 7:15 p.m.