

MINUTES
GLYNN COUNTY PLANNING COMMISSION
June 10, 2003 - 6:00 P.M.

MEMBERS PRESENT: Hal Hart, Chairman
Mike Aspinwall
Ann McCormick
Gary Nevill
Robert Ussery
Jonathan Williams

ABSENT: Perry Fields

STAFF PRESENT: York Phillips, Planning Manager
Carolynn Segers, Planner II
Tyler Frazier, Planner II
Janet Loving, Admin/Recording Secretary

It was noted that this meeting was continued from June 3rd due to a thunderstorm, which caused a power outage in the building.

Chairman Hal Hart 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.

Mr. Phillips stated that staff would like to delete agenda item **6a) Proposed Amendment Limiting Billboards in Scenic Byway**. He stated that staff needs to research this further and prepare a recommendation. The Planning Commission concurred.

There being no further changes to the agenda, a motion was made by Mr. Gary Nevill to adopt the agenda for the June 10th Planning Commission meeting. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

ZT-2003-04

Proposed amendment to the Glynn County Zoning Ordinance, Article IV (Establishment of Districts), Section 402 (District Boundaries), Article XI (Amendments) and Section 1108 (Changes to the Zoning Map)

In a memo addressed to the Planning Commission, Mr. Phillips explained that the zoning map is incorporated into the Zoning Ordinance by reference in Article IV, and provisions are made in Article XI for amendments to the zoning map. In 2002, staff made a presentation to the Planning Commission and to the Board of Commissioners describing the benefits of establishing the Official Zoning Map on the county's Geographic Information System (GIS). At that time, it was pointed out that an amendment would need to be presented to the Planning Commission and to the Board of Commissioners to implement the change. The proposed amendment was included in the packages with noted changes recommended at the May 6th Planning Commission meeting. Staff's recommendation is for approval.

Following a brief discussion, a motion was made by Mr. Mike Aspinwall recommending approval of this amendment. The motion was seconded by Ms. Ann McCormick and unanimously adopted.

PP2003-0424-1020 The Village at Glynn Place, Phase III, Tract 1
Request by Partridge Greene Inc., for approval of a preliminary plat for the Village at Glynn Place on property consisting of 4.1477 acres located in the Regional Shopping Mall Planned Development District. This preliminary plat provides for the extension of Scranton Connector from Altama Connector to Altama Avenue.

Mr. Tom Pruitt was present for discussion.

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

Mr. Tom Wheeler, representing Partridge Greene Inc. has visited with staff and the Planning Commission on numerous occasions with regard to this development. The final plat of the "Scranton Connector" was originally approved by the Glynn County Board of Commissioners February 19, 1987. At that time a \$50,000 bond had been certified as adequate for completing the road by the County Engineer, Roy Brogdon. In April 1998, a traffic study of the Glynn Place Mall area was prepared by Day-Wilburn and Associates. There have been a number of major public works drainage improvements associated with the development area from the 80's until the present.

Staff has reviewed the project application as compliant with the Zoning Ordinances and Subdivision Regulations. Construction plans have also been reviewed and are ready for approval pending approval of the preliminary plat. Staff has also been working with the University of Georgia and the developer on a drainage study for the area directed toward improving water quality in the Regional Shopping Mall district.

The project meets all the requirements of Glynn County Ordinances and Regulations. Staff's recommendation is for approval.

Mr. Jonathan Williams stated that in the past, there were issues with the road in developing this project, which delayed its approval. He wanted to know if those issues had been resolved. Mr. Phillips stated that as a matter of record, Mr. Tom Wheeler indicated that he has no objection to building the road. Also for the record, Mr. Phillips stated that the Planning Commission is being asked at this time to approve the preliminary plat for the entire segment of the road from Altama Connector to Altama Avenue, as shown on the construction plans. He stated that the Planning Commission is not approving any phasing of the road. If there were to be a request to phase the road, that request would have to be approved by the Planning Commission.

Based on the explanation provided by Mr. Phillips, a motion was made by Mr. Jonathan Williams to approve this preliminary plat. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

SP-2003.0424.1020 Harrison Pointe Commercial

Request by Harrison Pointe Development Company for approval of a site plan on property that is zoned Planned Commercial and located on Frederica Road at Harrison Pointe Drive adjacent to Shops at Sea Island.

Mr. Frank DeLoach was present for discussion.

At this time, Mr. Robert Ussery stepped down from the meeting in order to avoid a conflict of interest. He joined his colleagues in the audience and did not participate in the vote.

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

Mr. Joe Combs of Ussery-Rule architects has submitted this site plan on behalf of the applicant. The property is zoned PC Planned Commercial. The zoning and text governing the property were approved by the County Commission in October 1992.

Staff has reviewed the project as compliant with the Zoning Ordinances and Subdivision Regulations. The project also complies with the approved zoning text. Staff's recommendation is for approval.

It was noted that the 20 ft. buffer is outlined in the applicant's text. Mr. Frank DeLoach stated that he intends to meet with the Harrison Point Homeowners Association to keep them abreast of the development.

Following discussion, a motion was made by Mr. Gary Nevill to approve this request. The motion was seconded by Ms. Ann McCormick. Voting Aye: Mr. Mike Aspinwall, Mr. Hal Hart, Ms. Ann McCormick, Mr. Gary Nevill and Mr. Jonathan Williams. Abstained From Voting: Mr. Robert Ussery.

MINUTES

Regular Meeting: May 6th

A motion was made by Mr. Gary Nevill to approve the Minutes of the May 6, 2003 Planning Commission meeting. The motion was seconded by Mr. Jonathan Williams. Voting Aye: Mr. Mike Aspinwall, Mr. Hal Hart, Ms. Ann McCormick, Mr. Gary Nevill and Mr. Jonathan Williams. Mr. Robert Ussery did not attend the May 6th meeting and therefore abstained from voting.

CHAIRMAN ITEMS

- a) Chairman Hart asked staff to write a letter to the County Attorney and inquire about the status of the proposed amendment regarding "institutional uses." Mr. Phillips concurred.
- b) Mr. Nevill advised that the Dead-end Street Committee has scheduled a meeting for Wednesday, June 18th for the purpose of clarifying "turnarounds."

STAFF ITEMS

- a) Height Limitation: Mr. Phillips explained that staff needs confirmation from the Planning Commission to advertise the proposed height limitation amendment. The advertisement would include the change in the definition as last discussed, along with the change in Section 502 deleting reference to the number of habitable floors. However, the Planning Commission requested that the item be placed back on the agenda as a discussion item, rather than advertising for an additional public hearing. Also, staff was asked to contact the County Attorney regarding whether or not an additional public hearing is required.

- b) Water Supply Impact: It was the consensus of the Planning Commission to place this item back on the agenda in July for further discussion. Staff was asked to confer with the County Attorney as to whether or not an additional public hearing should be held for this item.

- c) Re-adopt Subdivision Regulations: The Glynn County Subdivision Regulations were originally adopted in 1976 and have been amended and reprinted from time to time. An updated copy has been posted on the county's web site. However, lacking an absolute assurance that the document contains all of the amendments made over time, the County Attorney's office suggests that it be formally re-adopted to ensure that the current copy is fully enforceable. The Planning Commission concurred. The document would be placed on the agenda in July.

- d) A calendar of ordinance amendments was included in the packages for review and discussion. Also included in the packages for information was a meeting notice and membership list of the Ordinance Update Advisory Committee.

There being no further business to discuss, the meeting adjourned at 7:30 p.m.