

MINUTES
GLYNN COUNTY PLANNING COMMISSION
March 16, 2004 - 6:00 P.M.

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

ABSENT: Ann McCormick

STAFF PRESENT: John Peterson, Director
York Phillips, Planning Manager
Carolynn Segers, Transportation

Chairman Perry Fields 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.

Upon a motion made by Mr. Gary Nevill and seconded by Mr. Jay Kaufman, the agenda for the March 16th Planning Commission meeting was approved and unanimously adopted.

GC-2004-37

Application by Jim Bishop, agent for Retreat Village Management Co., LLC, owner, to rezone to PD-G Planned Development-General property located on the west side of Frederica Road, south of Demere Road and containing approximately 12.06 acres, with approximately 575.8 feet of frontage on Frederica Road and approximately 179.2 feet of frontage on Demere Road. The purpose of this change is to remove the Retreat Village Shopping Center from the Triangle Planned Development and establish it as a separate planned development project with a separate planned development text and an updated master plan.

Attorney Jim Bishop was present for discussion. Also, Mr. Robert Ussery, the applicant's architect, stepped down from the meeting and joined Mr. Bishop in the audience, thereby avoiding a conflict of interest.

This request was continued from the March 2nd Planning Commission meeting to provide an opportunity for the applicant to update and correct information in the PD Text. The staff's report with staff's recommendation and the findings of fact were included in the record at the March 2nd meeting. The revised text was included in the packages for the Planning Commission's review.

Mr. Gary Nevill asked for clarification regarding the length of time for temporary uses. It was stated that temporary uses would be permitted for 90 days rather than 60 days. Mr. Mike Aspinwall questioned the adequacy of parking, considering the increased retail space and the proposed uses as a SteinMart, which is a popular retailer. Mr. Ussery stated that the redesign of parking in the development yielded a net addition of more than 100 parking spaces, and he considered that amount to be sufficient for changes in use. Mr. Aspinwall also asked about improving traffic patterns on the north side of the development near Burger King. Mr. Ussery stated that designers had met with Glynn County Engineering staff and discussed a number of design options to improve circulation patterns and safety in that area, and designers are developing options for that area.

Chairman Fields asked about a detail on page 8 of the text regarding utilities and asked if the proper language should be for construction plan approval of utilities by staff rather than site plan approval by the commission. It was determined that the wording was correct, and that staff's approval at construction plan phase was understood.

Chairman Fields asked if members of the public wished to address the topic. Ms. Kim Gollin with RUPA stated that there were three areas of concern identified by RUPA. These were 1) sufficiency of parking for the new anchor store (SteinMart); 2) limiting use of parking spaces near the front of stores to compact cars is generally not observed by the public and the traffic flow in the fire lane is frequently blocked by shoppers maneuvering in and out of parking spaces; and 3) sufficiency of handicapped parking spaces. Ms. Gollin stated that she counted only three spaces for the entire shopping center. It was stated that the number of handicapped spaces is determined by the Southern Building Code, and that the required number would be included in the design.

Following discussion, a motion was made by Mr. Gary Nevill 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, Mr. Gary Nevill and Mr. Jonathan Williams. Abstained From Voting: Mr. Robert Ussery.

PP-2004-0116-1115 Hunter's Point

Application by Sundown Properties, Inc., owner, for approval of a preliminary plat for property located on the south side of Cassell Road and east of the abandoned right of way of the A, B, & C Railroad. The property lies approximately 560 feet southeast of New Sterling Road and 1,400 feet northeast of the intersection of New Sterling Road and New Jesup Highway (US 341). The proposed subdivision consists of 78 lots on 57.674 acres. The property is zoned Forest Agricultural.

Ms. Julie Chapman was present for discussion.

In a memorandum addressed to the Planning Commission, Mr. Phillips explained that staff reviewed this proposal and has no significant comments that cannot be addressed during the construction plan review phase. A variance to the requirement to connect to county water and sewer systems will be required. This request has been made and is being processed.

There are a number of small subdivisions in the vicinity of this site. The remaining area is generally undeveloped.

It was noted that this request was reviewed and deferred at the February 17th meeting to provide the applicant an opportunity make corrections to the plat. Staff's recommendation is for approval.

Mr. Gary Nevill pointed out that his concerns expressed at the February 17th meeting had been addressed with corrections to the plat. Thereupon, a motion was made by Mr. Nevill to approve this preliminary plat. The motion was seconded by Mr. Robert Ussery and unanimously adopted.

Variance Request - Country Club Subdivision

Request by Sea Palms Corporation for a variance from the limitation on the length of proposed dead-end street for Country Club Subdivision located on the west side of Windward Drive and approximately 180 feet north of Palm Drive.

Mr. Mallie Price and Mr. Bobby Shupe were present for discussion.

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

This variance request is in connection with the approval of a revised preliminary plat for Country Club Subdivision located in Sea Palms East.

This subdivision was originally approved with a street continuing from Windward Drive through to Palm Drive. Subsequently, the proposal was changed to develop using a cul-de-sac with only a single entrance on Windward Drive, thus eliminating the through street and the entrance from Palm Drive. The proposed cul-de-sac is approximately 1,750 ft. in length, which is in excess of the 1,200 ft. limit established in the Subdivision Regulations.

Mr. Phillips stated that this request is consistent with other similar requests approved in the past, and that each request is considered on a case-by-case basis. Staff's recommendation is for approval.

Mr. Bobby Shupe commented that the purpose of the design and request for the variance is for preservation of specimen trees.

Chairman Fields suggested a delayed vote on the *variance request* until the report on the accompanying *preliminary plat* is presented for discussion. The Planning Commission and staff concurred.

PP-2004-0218-1030 Country Club Subdivision

Application by Sea Palms Corporation, owner, for approval of a revised preliminary plat for property located on the west side of Windward Drive and approximately 180 feet north of Palm Drive. The proposed subdivision consists of 54 lots on 13.608 acres. The property is zoned PD (Planned Development).

Mr. Mallie Price and Mr. Bobby Shupe were present for discussion.

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

The preliminary plat for this subdivision was previously approved showing the development in two phases and showing the street continuing from Windward Drive through to Palm Drive. The revised plan eliminates the intersection with Palm Drive, so that the only access is from Windward Drive. The construction plans for Phase I have been approved and construction is underway. Following approval of the changes to the preliminary plat, it may be necessary to modify the construction plans for Phase I, and it will be necessary to review construction plans for Phase II. If the phases are combined, it will be necessary to review consolidated construction plans covering both phases.

Staff has reviewed this proposal and has no significant comments that cannot be addressed during the construction plan review phase and the final plat. The revised preliminary plat necessitates a variance from the dead-end street limitation.

Staff recommends approval of the revised preliminary plat subject to meeting all requirements.

Mr. Mike Aspinwall commented about the need to properly mark golf cart crossings of the roadway, and asked if the cart path was located within the public road right of way. It was noted that the road was planned to be a private road, and the cart path was within that right of way. It was also noted that a correction to the plat was needed to indicate private road, and the division between Phase I and Phase II.

Chairman Fields questioned whether this proposal was consistent with the original master plan for Sea Palms East, and reminded the applicant that no copy of the master plan for the development exists. Mr. Shupe pointed out that Sea Palms management recognized the need to develop a new master plan prior to redevelopment of properties within Sea Palms.

There being no further discussion, a motion was made by Mr. Robert Ussery to approve the *variance request* for Country Club Subdivision. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

A motion was then made by Mr. Robert Ussery to approve the *preliminary plat* for Country Club Subdivision with the condition that the plat be amended to indicate the road as private, and the phase line between Lots 9 and 40 be added. The motion was seconded by Mr. Jonathan Williams and unanimously adopted.

PP-2004-0218-1045 Indigo Drive Extension

Application by Brunswick-Glynn County Development Authority, owner, for approval of a preliminary plat for the extension of Indigo Drive approximately 600 feet from the current end of the street. The extension is located 465 feet west of the intersection of Indigo Drive and Airport Industrial Drive. The property is zoned PD (Planned Development).

Mr. Phil Overton was present for discussion.

In a memorandum addressed to the Planning Commission, Mr. Phillips explained that this request will facilitate the construction and acceptance by the county of a street serving four or five industrial lots within this industrial park near the airport. The right-of-way has been created by a minor plat, but could not be accepted for maintenance without going through this procedure.

Staff has reviewed this proposal and has no concerns that cannot be addressed during the construction plan review phase. Staff's recommendation is for approval.

Following review, a motion was made by Mr. Robert Ussery to approve this request. The motion was seconded by Mr. Jay Kaufman. Voting Aye: Mr. Mike Aspinwall, Mr. Perry Fields, Mr. Jay Kaufman, Mr. Robert Ussery and Mr. Jonathan Williams. Abstained From Voting: Mr. Gary Nevill.

PP Extension - Valerie Subdivision, Phase IV

Request by Driggers Construction Company for a two-year extension of the preliminary plat approval for Valerie Subdivision, Phase IV. The original approval was granted in 1999 (application P99-10).

Mr. Terry Driggers was present for discussion.

According to the staff's report, the original approval of this preliminary plat was granted July 6, 1999. A copy of the request for the extension and a copy of the Planning Commission minutes of the July 6, 1999 meeting were included in the packages for review.

There have been no changes in the nature of this development, nor have there been any significant changes in the applicable regulations.

Mr. Phillips stated that while work is underway on the subdivision, it would not be completed prior to the five-year expiration of the preliminary plat. Staff's recommendation is for approval of this extension.

Following review, a motion was made by Mr. Gary Nevill to approve this request. The motion was seconded by Mr. Robert Ussery. Voting Aye: Mr. Mike Aspinwall, Mr. Jay Kaufman, Mr. Gary Nevill, Mr. Robert Ussery and Mr. Jonathan Williams. Abstained From Voting: Mr. Perry Fields.

MINUTES

Regular Meeting: March 2, 2004

The Minutes of the March 2nd Planning Commission meeting were approved and unanimously adopted.

Workshop: March 9, 2004

The Minutes of the Planning Commission Workshop conducted on March 9th were approved and unanimously approved.

STAFF ITEMS

a) Group Homes - Discussion

Mr. Phillips explained that staff has been approached with a number of questions and inquiries about group homes. The Glynn County Zoning Ordinance has some provisions for certain kinds of group homes. These provisions have remained largely unchanged over the years.

Basically, the concept is people who are not necessarily related but live together in a residential setting. One proposal that staff received is to allow a residential home for women recently released from prison and acclimating themselves back into society. Another proposal is for children who have been removed from their homes and are transitioning into foster care or adoption. The third proposal is a residential setting for men to receive treatment or counseling before re-entering into society.

A number of court cases and laws have been adopted that may affect how the county treats these facilities. Staff is requesting feedback and direction from the Planning Commission to perhaps schedule a workshop for additional review and discussion in preparation of permitting these types of facilities.

The Planning Commission voiced the following concerns relative to this subject, all of which needs to be researched carefully:

- 1) Facilities being located in commercial areas versus non-commercial areas;*
- 2) Criminal cases versus disability cases;*
- 3) Profit versus non-profit situations; and*
- 4) Protocol for protection of the general public.*

It was noted that Pastor P. Smalls, an affiliate of the “Upper Room Christian Outreach Ministries Program” located at 6624 New Jesup Highway, was given an opportunity to speak on behalf of local families in need of these types of facilities.

Chairman Fields advised staff to obtain material and gather all pertinent information from all possible resources on the subject. Mr. Phillips concurred and added that once a workshop is scheduled, he would try to contact and invite people who are interested in this subject matter to attend and participate in the discussion.

b) Amendment for Small Commercial Planned Developments

Information has been included in the packages on Planned Development and Planned Commercial Districts relative to regulations, as requested at the March 2nd meeting. Mr. Phillips pointed out that the distinction is that Planned Commercial is for property up to three acres and Planned Development is for property over three acres. However, there are situations in which neither one of these districts fully accomplishes the needs of the particular development.

Although Planned Commercial accommodates smaller sites, the buffer standards included may make smaller sites difficult to develop. Planned Development Districts give greater flexibility but is unavailable to small projects due to the minimum three-acre requirement. In some developments, there is a need to create and enforce specific regulations to ensure compatibility. Issues that arise may include: buffers, location of uses on a parcel, restrictions or limitations on uses or the extent of uses, entrance locations, infrastructure, etc.

During the course of discussion, Mr. Ussery stated that he would be amenable to eliminating the Planned Commercial Districts and taking the size restriction off of the Planned Development Districts. He stated that the idea of Planned Development is to set a framework for the information and allow the restrictions to fit the site. Mr. Phillips suggested stream lining the PD Districts. There are several sub-sections of the PD but they are redundant. Mr. Ussery stated that it would be appropriate to have some guidelines for review within the text. Chairman Fields agreed, but stated that in the Shopping Center Districts, you have to submit an economic analysis showing the population, the average income, etc. At some point there needs to be a break-line, whether it is in the acreage or in the footage because a market analysis should not be required for every business in a PD Commercial District.

At the end of discussion, it was the consensus of the Planning Commission to do a line-by-line revision of both districts, submit the changes to staff and review these changes in a month.

c) Planning Projects

For information purposes, Mr. Phillips explained that currently staff is engaged in a project to update the Long Range Transportation Plan (LRTP), due to be approved by October 2005. Staff will also soon begin the process of updating the Comprehensive Plan and several related documents, due for completion by October 2007. Mr. Phillips stated that staff would prepare a brief description of these projects and solicit input on the Planning Commission’s involvement in the process of updating these plans.

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