

MINUTES

MAINLAND PLANNING COMMISSION SEPTEMBER 4, 2007 - 6:00 P.M. Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
Wayne Stewart, Vice Chairman
Bill Brunson
Jeff Counts
Eric Croft
Buck Crosby
Buddy Hutchinson

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Eric Landon, Planner II
Sarah Smolek, Planner I
Janet Loving, Admin/Recording Secretary

Chairman Gary Nevill 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.

MINUTES

August 7, 2007 Regular Meeting

A motion was made by Mr. Bill Brunson to approve the Minutes of the August 7th Mainland Planning Commission meeting. The motion was seconded by Mr. Buck Crosby. Voting Aye: Mr. Bill Brunson, Mr. Jeff Counts, Mr. Eric Croft, Mr. Buck Crosby, Mr. Buddy Hutchinson and Mr. Gary Nevill. Mr. Wayne Stewart did not attend the August 7th meeting and therefore abstained from voting.

ZM-2006-016 (M)

Consider a request to amend the planned development text and planned development master plan for 716 Canal Road on property zoned Planned Development-General and located in northeastern Glynn County. The property consists of approximately 7.4 acres with 327 feet of frontage on Canal Road. The proposed amendment changes the sign guidelines to allow a maximum of four signs subject to the regulations of the HC district. Parcel ID 03-03600. Property owned by Mark Bearden.

Mr. Ron Harrison was present for discussion.

The following report from staff was included in the packages for review and was presented by Ms. Sarah Smolek.

Canal Road storage was approved in 2006. The PD text allowed for one sign subject to the regulations of the Glynn County Sign Ordinance, while the proposed amendment changes the sign guidelines to allow a maximum of four signs subject to the regulations of the Highway Commercial district and with a 35 ft. height limitation.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Yes. The overall effect of the three sign increase with a 35 ft. height limitation, will not adversely impact the area.

- 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 will have a minimal impact on the area, and therefore staff's recommendation is for approval.

During a brief presentation, Mr. Ron Harrison stated that they are proposing up to four signs; however, they are anticipating that two signs will be used at this stage of the project's completion. There is a third phase of this project expected within 18 months to 2 years, which may require another sign. He stated that they have agreed to the 35 ft. restriction due to the airport concerns. There is one additional sign which will be attached to the building, 18 ft. in length and 30 inches in height. This is the only other sign that requires the zoning text amendment.

Mr. Eric Croft had questions about the pole sign. Mr. Harrison stated that the LED (light emitting diode) sign that Mr. Croft is referring to has already been approved by the Commission and will not be posted until the ordinance regulating signs is completed, which is scheduled for sometime in September. He stated that they are in agreement with the county not to turn on the LED sign until the ordinance is approved. The other sign will be attached to the building and will spell out "Canal Road Storage Company." This sign will be dimly lit during the evening hours and will go off at midnight.

Mr. Harrison pointed out that they are not proposing any political signs, nor will they have billboard signs.

Following discussion, a motion was made by Mr. Jeff Counts recommending approval of this request. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

ZM-2007-027 (M)

Consider a request to rezone from Forest Agriculture to Planned Development-General, property consisting of 27.99 acres located on Highway 99 at Chanslor Road. The address of the property is 4972 Highway 99. The property has approximately 2,501 feet of frontage on SR 99. The purpose of the request is to allow a mixed commercial and industrial development. The project is known as "Chanslor Crossing." Parcel ID 03-21099. Lee Harris of Outback Contracting, Inc, agent for Steve Perkins and Ronda Martin of Akron Ohio and Rick O. Smith and Daniel R. Coty, Jr., of Southern Real Property, Inc., owners.

Attorney William Ligon was present to represent the applicant.

Several Planning Commission members reported receiving a number of phone calls from residents adjacent to this proposed rezoning with concerns that they feel should be addressed before moving forward with this application. Therefore, due to the complexity of this request, the Planning Commission suggested a deferral to allow the applicant to meet with the neighbors in an effort to address their many concerns. Attorney William Ligon concurred. Mr. Greg Wilkes representing a number of the residents was also in agreement with the deferral. There were approximately 30 residents in attendance; however, it was noted that approximately 180 homes would be affected by this proposal. Additionally, it was suggested that representatives from GA Pacific be contacted to attend the meeting as well.

Following the staff's report and a brief discussion, a motion was made by Mr. Buddy Hutchinson to defer this request for 30 days (or 60 days if deemed necessary) to allow the applicant and the neighbors to confer in an effort to address all concerns. The motion was seconded by Mr. Wayne Stewart and unanimously adopted.

ZM-2007-031 (M)

Consider a request to amend the Planned Development Text for the Golden Isles Gateway Planned Development for property located generally west of Wooley Place, Eddie Drive, Cabbage Lane, and Lettuce Lane and consisting of 20.253 acres, of which 5.668 are upland. The change would allow Forest Agricultural uses and use of individual wells and septic systems. Parcel ID: 03-09988. Ray Richard, agent for Cajun Properties LLC and JDB3 LLC, owners.

Mr. Ray Richard was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. York Phillips:

This site has 5.668 acres of upland and 14.585 acres of jurisdictional wetland. Residential uses on the upland area would allow approximately 5 to 6 dwelling units (or mobile homes). The upland area is separated from the larger part of the property by the wetlands. The nearest developed area is to the east and consists of a mix of houses and mobile homes. Access is not indicated, but would likely be from the east.

The site would be served by individual wells and septic systems, which would require a water and sewer variance under the Subdivision Regulations. The immediate area is not served by county utilities. Drainage and infrastructure issues would be addressed during subdivision review.

Five additional residential units would generate approximately 50 total daily trips.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed use is similar to uses on adjacent properties, which are also zoned Forest Agricultural.

- 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, the number of additional units is too small to create a problem. Facilities in the area are generally within capacity limits.

- 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.

This site is separated from the larger area of developable land by extensive jurisdictional wetlands.

The site is separated from the larger area of developable land by extensive wetlands. Access will need to be from the east. Development to the east is low density and is a combination of houses and mobile homes on zoning similar to the requested zoning. Staff's recommendation is for approval.

Following a brief presentation by Mr. Richard, a motion was made by Mr. Wayne Stewart recommending approval of this request. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

PP-2007-013 (M) The Columns Townhomes

Consider a request for approval of a preliminary plat for property located on or near McKenzie Road approximately 3,200 feet northwest of its intersection with New Jesup Highway (Hwy. 341). The project consists of 114 lots on 15.69 acres. Parcel ID number 03-17019. Property owned by TJ Investment Properties, LLC.

No one was present to represent this item; therefore, a motion was made by Mr. Wayne Stewart to defer this request until the next meeting (October 2nd at 6:00 p.m.). The motion was seconded by Mr. Buck Crosby and unanimously adopted.

SP-2007-023 (M) B & L Distributing

Consider a request for approval of a site plan for property located on the northwest corner of Jetport Road and the proposed Innovation Way. The project consists of a 15,000 square foot office/warehouse building on 5.5 acres. The property is zoned Planned Development and is located within the Golden Isles Gateway Tract. Parcel ID 03-16863. Kern and Coleman Company, agent for B&L Distributing, owner.

Mr. Donald Brown, representing the applicant, was present for discussion.

According to the staff's report, the property is currently vacant but it is designated for Public Institutional on the Future Land Use Plan.

The applicant is proposing a new 15,000 square foot office/warehouse building. The property has frontage on Jetport Road and the proposed Innovation Drive, which is currently under construction. According to the Zoning Ordinance, all site plans with Planned Development Zoning require Planning Commission approval.

The site is served by county utilities; however, drainage conditions should be reviewed prior to issuance of a permit.

The project will require the addition of fire hydrants in accordance with the Fire Department.

Staff's recommendation is for approval of this site plan.

Mr. Wayne Stewart had questions about the potential impact of traffic in the area. Mr. Brown stated there would be approximately 70 to 80 trips per day, with an estimated maximum of 100 cars. He stated that there would be no tractor trailers in the area.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve this site plan subject to meeting all ordinance requirements. The motion was seconded by Mr. Eric Croft and unanimously adopted.

SP-2007-025 (M) Coastal Georgia RV Resort

Consider a request for approval of a site plan for property located on the east side of South Port Parkway just north of its intersection with Martin Palmer Drive. The project consists of a 112 space RV park and 32,000 square feet of retail/office/restaurant space on 15.1 acres. The property is zoned Planned Development and is located within the South Port Planned Development. Parcel ID 03-12650, 03-12651, 03-12652, 03-12653. Tidewater Engineering, agent for Coastal Georgia RV Resort LLC, owner.

Mr. Peter Schoenaur and Mr. Earl Perry were present for discussion.

According to the staff's report, this site is designated for Agriculture/Forestry on the Future Land Use Plan.

The property is currently vacant, but the applicant is proposing a new RV Park that can accommodate approximately 100 recreational vehicles at a given time. In addition to the RV Park there is also 32,000 square feet of floor area dedicated for retail, restaurants, and support facilities to serve the park. All of the proposed uses are permitted in this Planned Development. According to the Zoning Ordinance, all site plans with Planned Development Zoning require Planning Commission approval.

This site will be served by county utilities. However, the applicant will have to work with the county to deal with possible pre-treatment and EPD approval. The site is also served by Southport Parkway, which is a county maintained street.

This project will require the addition of fire hydrants in accordance with the Fire Department.

Staff's recommendation is for approval of this site plan.

Mr. Peter Schoenaur gave a brief presentation. He stated the applicant is proposing an upscale RV Resort with numerous restrictions and greenspace. Mr. Earl Perry, the owner, stressed that "this is not a trailer park." As stated by Mr. Schoenaur, it will be an upscale resort with no long-term residents. It will strictly cater to overnight stays or 3 to 4 days at the most, with an abundance of restrictions.

Following discussion, a motion was made by Mr. Wayne Stewart to approve this request subject to meeting all ordinance requirements. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SP-2007-026 (M) Woodard Commercial Building

Consider a request for approval of a site plan for property located on the south side of Candler Drive, approximately 180 feet east of its intersection with Martin Palmer Drive. The project consists of a 10,080 square foot commercial building with 2,500 square feet of storage on a site which contains 45,072 square feet. The property is zoned Planned Development and is located within the South Port Planned Development. Parcel ID 03-12704. Chuck Woodard, owner.

Mr. Chuck Woodard was present for discussion.

According to the staff's report, the Comprehensive Plan Land Use designation for this site is Low-Density Residential. The property is cleared and undeveloped; however, the proposed use is for office and commercial.

This site is located adjacent to an existing office commercial development immediately to the west (West Palm Plaza). That particular development has an entrance on Candler Road and one on Martin Palmer Drive. Other developments are taking place generally in the area, which is designated for commercial use by the South Port Planned Development.

Although this project will be served by county water and sewer, minor issues of coordinating drainage, access, and utilities will be addressed at the building permit site plan process.

Due to the size and shape of the site, coverage by pavement is fairly intensive. The developer is advised to consider requesting a reduction in the number of parking spaces so as to “loosen up” the design and to provide a few trees.

Engineering raises concerns about the number of driveways. Access is from Candler Drive. While this is a relatively small project and Candler is not a significant street, numerous entrances could present a problem if the street becomes busy. This project is expected to yield 445 daily trips.

Staff has concluded that this project is consistent with the increasing developments occurring in the surrounding area, and therefore recommends approval of this request.

Following review, a motion was made by Mr. Jeff Counts to approve this site plan. The motion was seconded by Mr. Eric Croft and unanimously adopted.

SP-2007-029 (M) Sterling Middle School

Consider a request for approval of a site plan for property located on the southwest side of McKenzie Road, approximately 764 feet from its intersection with New Jesup Highway (US 341). The project consists of a middle school facility (132,738 total square foot building) with associated parking on a site which contains 31.3 acres of upland on 47 total acres. The property is zoned Planned Development-Residential and is part of the Brobston Plantation Planned Development. Parcel ID 03-20021. Derrick I. Heck, agent for Glynn County Board of Education, owner.

No one was present to represent this item; therefore, a motion was made by Mr. Buck Crosby to defer this request until the next meeting (October 2nd at 6:00 p.m.). The motion was seconded by Mr. Jeff Counts and unanimously adopted.

SP-2007-030 (M) Detention Facility

Consider a request for approval of a site plan for a property located on the west side of Norwich Street Extension, just north of the Norwich Street overpass. The project consists of a 7,000 square foot temporary detention facility on the 13 acre Glynn County Public Works property. The property is zoned Basic Industrial. Parcel ID 03-08937. Paul Christian, applicant for Glynn County Board of Commissioners, owner.

Mr. Paul Christian and Mr. John Carter, Director of Public Works, were present for discussion.

According to the staff's report, this site is shown for Public Institutional on the Future Land Use Plan. The property is currently used for the County Public Works Department. The proposed use is for construction of a 7,000 square foot temporary detention facility. The building will be revised to be used by the Public Works Department at a later date.

The property has frontage and will be accessed on Norwich Street Extension. All site plans with industrial usage require Planning Commission approval in accordance with the Zoning Ordinance.

The site is proposed to be served by City of Brunswick utilities. However, drainage conditions should be reviewed before issuance of a permit.

Staff's recommendation is for approval of this site plan.

Following a brief discussion, a motion was made by Mr. Wayne Stewart to approve this request subject to meeting all ordinance requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 7:20 p.m.