

MINUTES

MAINLAND PLANNING COMMISSION OCTOBER 2, 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 at 6:00 p.m. He then gave a brief recap of the rules, voting procedures and audience participation in discussing agenda items. (It was noted that the Invocation was given at the 5:30 p.m. joint meeting, as well as the Pledge of Allegiance.)

MINUTES

September 4, 2007 Regular Meeting

Upon a motion made by Mr. Buck Crosby and seconded by Mr. Buddy Hutchinson, the Minutes of the September 4th Mainland Planning Commission meeting were approved and unanimously adopted.

Agenda - Additions, Deferrals, Deletions, Postponements

Chairman Nevill stated that he would appoint a nominating committee at the end of the agenda for 2008 election of Chairman and Vice Chairman.

ZM-2007-026 (M)

Consider a request to rezone from General Industrial to Limited Industrial, property consisting of 1 acre, the south portion of Lots 23 & 24, Community Subdivision, located at 4101 Community Road on its north side at the intersection of Sweet Gum and Habersham Streets. The site is adjacent to the Community Road right-of-way, which is elevated. The purpose of the project is to allow industrial with related retail uses similar to nearby property. The project is known as "Community Subdivision." A portion of Parcel ID numbers 03-04870 & 03-04871. Atlantic Survey Professionals, Inc, agent for Paul Douglas of Suncoast Paper, Inc., owner.

There was no one present to represent this request; therefore, Chairman Nevill moved the item down on the agenda and stated that it would be reviewed upon arrival of a representative.

ZM-2007-027 (M)

Consider a request to rezone from Forest Agriculture to Planned Development, 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 for discussion.

The following report from staff was included in the packages for review and was presented by Mrs. Iris Scheff:

This project is intended to provide mini-storage warehousing for the residential development to the south, combined with industrial and retail uses adjacent to Highway 99.

The request was placed on the Mainland Planning Commission agenda for August; however, due to concerns raised by property owners to the north (Industrial) and to the south (Residential), the item was deferred in order to allow time to better inform the community about proposed plans for the property. The developer and his agent were urged to meet with neighbor representatives to accomplish this objective. In the interim, between August and September, a revised planned development zoning ordinance was passed that eliminated the suffixes so that all the subcategories of planned development are to be referred to simply as "Planned Development."

The property is in Zone X, which is not considered a special flood hazard zone and there are no wetlands on the property. The project is to support mixed uses, with storage units as a transitional use between residential development to the south, and buildings for industrial and retail use adjacent to Highway 99.

Opposite the project site, the Future Land Use is Industrial on the Glynn County Future Land Use Map, and the existing use is Georgia Pacific Sawmill, which is zoned General Industrial.

Lots are proposed to be a minimum of two acres and 100 ft. wide with setbacks that increase when adjacent to residential use. No industrial use will be allowed closer than 80 ft. of Chanslor Road. The 50 ft. buffer depicted on the Master Plan layout for the rezoning should be preserved and may need to be supplemented to provide sufficient visual separation.

The project is expected to be built within the next five years.

Engineering suggested that drainage and road intersection location will be dealt with pursuant to Glynn County regulations at the time of site plan submittal and review. The project proposes to use Glynn County Water and Sewer. (Note: The Master Plan shows a realignment of Chanslor Road with Highway 99.) A 50 ft. right-of-way has been set aside along Highway 99 for future widening of that road.

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 request appears to be suitable.

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

No, the setbacks proposed along with the uses are coordinated; demonstrating thought has been given to the impacts on adjacent uses.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes; however, mini-warehouses may provide a needed service to the adjacent residential area.

- 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. While the Comprehensive Plan contemplates Forest Agriculture use for the area, it also specifies Industrial use on the north side of Highway 99 directly across from the proposed rezoning. The proposed rezoning would establish transitional uses of light industrial and retail, with storage warehousing on its south side being used as a buffer between those uses and existing residential development.

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

Glynn County is developing quickly. The request would afford perhaps some places to shop and possibly local jobs in retail sales and industrial trades for nearby residents.

Chanslor Crossing proposes mixed use development, with specific node type locations for a mix of industrial, retail and warehouse uses depicted on the Master Plan submitted with the project. The two acre 100 ft. wide minimum lot requirements for uses and the performance oriented setback yards established will be a basis for the planned development to occur on the site.

Mrs. Scheff stated that staff had discussions with adjacent neighbors in the vicinity who are industrial use property owners and they have conveyed their support for this proposal. They view this use as a good transitional use that buffers between them and the residential uses. They in fact stated that they chose this particular area because it was away from residential property, but over time, other uses have now come close to their site.

Mrs. Scheff stated that staff recommends that this request be approved for the following reasons:

1. The zoning text and Master Site Plan Map requirements demonstrate the project has been well thought-out; and
2. The framework for development has been described satisfactorily.

Attorney William Ligon, representing the applicant, stated that as pointed out by staff, they did meet with the neighbors in the area and listened to all of their concerns. He presented the plan to the residents to try and address those concerns, including re-routing Chanslor Road and increasing the buffers. Unfortunately, they could not reach a consensus. In fact, Mr. Ligon stated that he received written confirmation from all of the property owners in opposition to the proposal, rejecting the applicant's compromise, and indicating that they would not support the project at all. Nevertheless, Mr. Ligon is soliciting the Planning Commission's approval of the plan as submitted. He stressed that the applicant is still willing to try and minimize any impact on the homeowners. He stated that as the county grows, there will be areas where residential properties come in contact with commercial industrial properties and everyone is going to have to work together to minimize the impact to both sides.

Mr. Bill Brunson stated that he finds it unusual for staff to comment on behalf of the industrial property owners and he asked if any of them were present to speak on their own behalf. Mrs. Scheff stated that the property owners of industrial uses did not ask her to comment on their behalf. She was simply reporting that the communication had occurred so that the Planning Commission would know that there are concerns on both sides.

It was noted that approximately 50 residents were present to oppose this request; all of which were clad in red tee shirts that Mr. Greg Wilkes, spokesperson for the residents, referred to as symbolizing the "spirit of unity." Mr. Wilkes submitted a letter outlining their concerns including rail traffic, re-routing of Chanslor Road, property values, and the quality of life such as the affects of adverse conditions to noise, dust, pollution, etc. (The letter in its entirety is contained in the file.)

Mr. Wilkes stated that the residents do not feel that the proposed facility, referred to as a "rock plant," would serve the best interest of the community. Therefore, they are strongly opposed to this rezoning and respectfully ask the Planning Commission to recommend denial.

Mr. Wayne Stewart stated that some very good points have been made by both sides and he commended everyone for their efforts. He stated that the Planning Commission is in a difficult predicament but they are tasked with making a recommendation that would be in the best interest of Glynn County as a whole, keeping in mind the principles of zoning. Mr. Hutchinson agreed and added that he would not want a rock pile in his yard. Therefore, he made a motion recommending denial of this rezoning request. The motion was seconded by Mr. Bill Brunson. Voting Aye (in favor of denial): Mr. Bill Brunson, Mr. Jeff Croft, Mr. Buddy Hutchinson, Mr. Gary Nevill and Mr. Wayne Stewart. Voting Nay (against denial): Mr. Jeff Counts and Mr. Buck Crosby.

ZM-2007-032 (M)

Consider a request to rezone from Limited Industrial to Highway Commercial, property consisting of 1.98 acres located on the east side of US Highway 17 South north of its intersection with South Port Parkway. Parcel ID number 03-16494. Property owned by Dr. Shireen Hamid.

Dr. Hamid was present for discussion.

The following report was included in the packages for review and was presented by Mr. Eric Landon:

The Glynn County Future Land Use Map depicts this property, which is currently vacant, as public/institutional.

The applicant wishes to place a vet clinic and boarding facility on a portion of the existing property. At a later date the applicant may wish to subdivide and sell the remaining property.

The site is adjacent to a single-family subdivision to the south zoned R-9. In theory this rezoning would have less of an impact on the adjacent residential uses. In addition, a buffer and/or additional setbacks can be requested of the applicant during this rezoning process. Staff's recommendation would be for a 20 ft. undisturbed natural buffer adjacent to the single-family zoning uses.

Although the property has direct access to Highway 17 south, the county should consider limiting access to Southport Parkway. This would eliminate the need for additional curb-cuts that would require the approval of GA DOT. Highway 17 averages approximately 8,600 daily trips at this location based on the most recent numbers available.

Glynn County water and sewer is proposed for this project.

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 request would be more compatible than the existing industrial zoning.

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

No, the applicant can be approached to provide additional restrictions on the property. For example, additional setbacks, buffers, and access points may be restricted as a part of this zoning request.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, however, industrial uses directly adjacent to single-family zoning does not provide for compatible land uses.

- 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.

Not for the proposed use requested.

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

Based on when the Future Land Use Map was created it appears that this location may have been reserved for a future school site(s). Since the development of that map an elementary school has been built and a second school site has been secured.

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

Considering the surrounding zoning and land-uses it appears that HC zoning would be a better fit for the surrounding community.

If adequate provisions are provided for setbacks and buffering of the adjacent residential uses it appears that this request is well suited for this location considering the existing industrial zoning. In addition, access to this site can be controlled which would better serve the flow of traffic onto the State Highway System. Therefore, staff recommends approval of this rezoning request subject to the following conditions:

1. That a 20 ft. undisturbed natural buffer to be provided between the adjacent single-family zoned property; and
2. Access to the site to be limited to Southport Parkway and no direct access to Highway 17.

Mr. Wayne Stewart questioned the 20 ft. buffer and stated that normally there is a 25 ft. buffer between residential and commercial uses. He also requested site plan approval with this rezoning. Dr. Hamid stated that she doesn't have a problem with the

25 ft. buffer or the site plan. Chairman Nevill stated that this rezoning is a good transitional use.

Mr. Terry Carter was present to speak in favor of this request.

Following discussion, a motion was made by Mr. Jeff Counts recommending approval of this rezoning. The motion was seconded by Mr. Buck Crosby. However, the motion was amended to add the 25 ft. buffer requirement and site plan approval. The amendment was accepted and the motion was unanimously adopted.

ZM-2007-026 (M)

Consider a request to rezone from General Industrial to Limited Industrial, property consisting of 1 acre, the south portion of Lots 23 & 24, Community Subdivision, located at 4101 Community Road on its north side at the intersection of Sweet Gum and Habersham Roads. The site is adjacent to the Community Road right-of-way, which is elevated. The purpose of the project is to allow industrial with related retail uses similar to nearby property. The project is known as “Community Subdivision.” A portion of Parcel ID numbers 03-04870 & 03-04871. Atlantic Survey Professionals, Inc, agent for Paul Douglas of Suncoast Paper, Inc., owner.

Mr. Ernie Johns and Mr. Mike Murphy were present for discussion.

The following report from staff was included in the packages for review and was presented by Mrs. Scheff:

This rezoning is prompted by a request for property zoned General Industrial to be split to allow retail use (wholesale) incidental to the Suncoast Paper Company operations on one acre. General Industrial zoning requires lots to be a minimum of three acres. The property outside of the requested one acre adjoins Suncoast Paper to the west, and adjoins Waste Management north of the subject parcels. Both of these companies have the required 3 acre minimum to remain General Industrial, while the new parcel being cut out no longer has the required acreage, but has one acre, which is sufficient for Limited Industrial zoning.

Initially, a commercial zoning was considered. However, it was thought that access to the proposed new parcel is not ideal for general retail use. Community Road is elevated as a bridge nearby the site. Plus, one-way traffic restrictions on the lower level prohibit vehicles from turning around just west of the subject parcel, which would constrain retail customer movements to and from the proposed new parcel.

Engineering advised that the access should be restricted to a single drive as depicted on the plan.

City of Brunswick advised that although water is available across Habersham and across Sweet Gum, sewer is not available on site.

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. Limited Industrial is compatible and is similar in most ways to General Industrial, with the exception that the minimum acreage is less than for General Industrial.

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

No. Adjacent property at the back of the subject parcels will be added to the acreage of the company to the north, while Suncoast Paper will continue to own and use this property for retail incidental to their industrial operation, and has stated that they have no specific plans to sell the property.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, however, property owners to the north wanted to acquire the northern portion of the subject parcels to expand their operations.

- 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, there is no noticeable change expected at this time.

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

No. The Comprehensive Land Use Plan anticipates Commercial Use for this area which in fact is populated with Industrial Uses and has been for some time.

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

The adjacent property owners wish to acquire property from Suncoast, necessitating a subdivision of property which prompts the need to rezone to conform with the minimum lot sizes.

This request is reasonable and necessary as explained above in order to execute the plans the existing companies have for their operations. Therefore, staff recommends approval of this rezoning for the following reasons:

1. The applicant wishes to subdivide their property to facilitate a neighboring property owner to acquire a portion which, if approved, would leave a remnant property that no longer meets the requirements for General Industrial Zoning.
2. Thus the requested subdivision of the subject property cannot be approved until or unless the remnant property meets zoning requirements.
3. A zoning of Limited Industrial applied to the remnant property will provide a regulatory framework of correct zoning for the needed and required uses of the applicants' property.

Following a brief discussion, a motion was made by Mr. Wayne Stewart to recommend approval of this request. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

TA-2007-015

Consider an amendment to the Glynn County Zoning Ordinance, Article VIII to delete and replace the existing Article VIII to provide for updated definitions and standards, and provisions for signs not addressed in the current ordinance; and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. Hainley. In the staff's report, it was explained that this is a proposal to replace the existing sign regulations by adopting an entirely new Article VIII. The amendment is the result of work conducted by a committee appointed by the Board of Commissioners, as well as several workshop discussions with both Planning Commissions, and it addresses a number of problems with the sign regulations that have appeared over time.

After a general discussion by the Planning Commission, the floor was opened for public comments. Some concerns expressed included size of signs, constant flashing lights, property value, artificial lighting and its affect on the environment, and enforcement of the ordinance. There were specific concerns expressed about "Goasis" located near Highway 17 South. There was also an in-depth discussion with staff about illuminated signs, which concluded with a suggested revision to Section 809 (1) *General Requirements*.

At the end of discussion, a motion was made by Mr. Wayne Stewart recommending approval of this proposal as amended with the addendum regarding political signs, and subject to allowing the Board of Commissioners up to a 25% adjustment on the numbers for illuminated signs under General Requirements of Section 809. The motion was seconded by Mr. Eric Croft 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. The property is zoned Planned Development and is located in the Brobston Plantation Planned Development. Parcel ID number 03-17019. T J Investment Properties, LLC, owner.

Mr. Terry Carter was present for discussion.

This item was deferred at the September 4th Mainland Planning Commission meeting due to the absence of the applicant/agent.

According to the staff's report, this preliminary plat meets most of the plat requirements. Staff has been working to resolve access with several property owners including this property. Because of the complexity of access at this site and adjacent sites, staff is requesting that the Planning Commission grant permission to manage revising the plat administratively if needed so its entrance flows smoothly into traffic on McKenzie Drive, extending if needed when the overall agreement on the road is ready.

Utilities staff has requested the connection points to water and sewer be depicted. The site is proposed to be served by county water and sewer. The details of how this project will be provided must be resolved during the construction plan phase.

Staff recommends approval of this preliminary plat with the provision to permit staff to approve an access and McKenzie Drive should an agreement about extending the road be reached.

Following a brief presentation by Mr. Terry Carter, a motion was made by Mr. Jeff Counts to approve this preliminary plat subject to its submittal for the Chairman's signature, as well as the provision to permit staff to approve an access on McKenzie Drive should an agreement about extending the road be reached. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

PP-2007-018 (M) Kaye's Estate

Consider a request for approval of a preliminary plat for property located on the west side of Old CCC Road, approximately 3,500 feet south of its intersection with Old Brookman Road. This project consists of 15 single-family lots on 9.924 acres. The property is zoned Forest Agricultural. Parcel ID number 02-01628. Atlantic Survey Professionals, Inc., agent for Kwame Brown, owner.

Mr. Ernie Johns was present for discussion.

According to the staff's report, this proposal represents a fairly simple single-family subdivision layout, with 15 lots on a looped street off Old CCC Road. The lots are sized to use a central water system and individual septic systems. The plat notes that the development will be served by county water, but the nearest water supply (still under design) will be approximately 3,500 ft. away, just north of Old Brookman Road. A request for a sewer and water variance is pending approval by the Board of Commissioners.

Engineering indicated that consideration should be given to providing an access to the large parcel to the west of this site. The applicant has not commented on this recommendation.

This development will generate approximately 150 daily trips. Old CCC Road currently has 300 to 400 daily trips (according to the 2002 data).

This is a relatively low density, rural development, which is generally consistent with the nature of development in this area and meets the standards established by the applicable regulations. Therefore, staff recommends approval of this request subject to the provision of an access link to the property in the rear (west side).

During the course of discussion, the Planning Commission disagreed with the stipulation of providing access link to the property in the rear (west side).

Following discussion, a motion was made by Mr. Wayne Stewart to approve this preliminary plat subject to approval of the water and sewer variance. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

As agent for the next agenda item (*#PP-2007-020 M*), Chairman Gary Nevill stepped down and the meeting was turned over to Vice Chairman Wayne Stewart.

PP-2007-020 (M) Glyndale Professional Office Park

Consider a request for approval of a preliminary plat for property located on the north side of Glyndale Drive, approximately 200 feet west of Picric Street Extension. This project consists of four lots on 2.236 acres, along with a residual parcel. The property is zoned Office Commercial. Parcel ID number 03-03656 and 03-03657. Richley Properties, LLC, owner.

Mr. Gary Nevill, representing the applicant, was present for discussion.

According to the staff’s report, the Comprehensive Plan Land Use designation for this property is Low-Density Residential. Currently, a portion of the site contains a single office building and the remainder of the site is undeveloped. The proposal is for a simple subdivision layout consisting of one cul-de-sac street serving a number of lots. There is an existing narrow parcel to the east that will be difficult to develop unless it is developed in conjunction with this site.

Based on general factors, this development will generate approximately 220 daily trips. Glyndale Road currently carries 1,800 to 2,000 daily trips (2002 data). Access to Glyndale Road should be restricted to Richley Drive.

The site is served by City of Brunswick water and sewer. Details of the necessary improvements will be addressed during the construction plan review process.

This subdivision is located in an area of transition between the highway-oriented commercial activities to the west and the residential and industrial uses to the east. Existing infrastructure appears to be basically adequate to serve the development. Therefore, staff’s recommendation is for approval.

Following review, a motion was made by Mr. Bill Brunson for approval of this preliminary plat subject to meeting all requirements. 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. Wayne Stewart. Abstained From Voting: Mr. Gary Nevill.

Chairman Nevill presided over the remainder of the meeting.

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 and is part of the Brobston Plantation Planned Development. Parcel ID 03-20021. Derrick I. Heck, agent for Glynn County Board of Education, owner.

Mr. Derrick Heck was present for discussion.

This item was deferred at the September 4th Mainland Planning Commission meeting due to the absence of the applicant/agent.

According to the staff's report, the property is currently undeveloped, but it is being prepared for the school, which has been anticipated in previous zoning actions. An elementary school just opened across McKenzie Drive from this location. Several residential projects are under development in the immediate vicinity, and staff is coordinating a plan to tie McKenzie Drive to SR 99 to improve traffic circulation to benefit the schools and these residential developments. In addition, county water and sewer facilities have recently been extended to this area to serve the many developments.

Engineering staff raised several issues regarding traffic circulation, which should be considered and resolved prior to issuance of the building permit. Also, downstream drainage capacity must be addressed.

This project will generate 1,300 ADT (Average Daily Trips) according to information from the Institute of Traffic Engineers. Note that the data appears to indicate a relatively high percentage of students being dropped off and picked up by parents, which may or may not be indicative of the situation at this school. Some of these trips will come from the residential projects accessed along McKenzie Drive, but others will access from US 341. Because of heavy traffic during peak hours at the beginning and the end of the school day, additional turn lanes may need to be added to McKenzie Drive.

The site is served by county water and sewer. Specific technical issues can be addressed during the building permit site plan review.

Staff recommends approval of this site plan for Sterling Middle School subject to the following:

1. Consider granting an exception to the maximum number of entrances or revise the number of entrances an on-site circulation to better manage entering and exiting traffic. The number of entrances and exits exceeds the limitation of two per use established by the Zoning Ordinance, but are necessitated by the need to segregate bus and vehicular traffic.
2. Provision of sidewalks along the road frontage adjacent to the site to accommodate pedestrian access from nearby residential developments.
3. Adding left-hand turn lanes on McKenzie Drive at the parent parking and bus access.

4. Meeting all applicable regulations.

Mr. Derrick Heck concurred with the additional requirements outlined in the staff's report.

After a brief discussion, a motion was made by Mr. Buck Crosby, seconded by Mr. Jeff Counts and unanimously adopted (with the exception of Mr. Stewart who was not present for discussion) for approval of this site plan subject to the following recommendations:

1. Granting an exception to the number of permitted entrances.
2. Provision of sidewalks along the road frontage adjacent to the site to accommodate pedestrian access from nearby residential developments.
3. Adding left-hand turn lanes on McKenzie Drive at the parent parking and bus access.
4. Meeting all applicable regulations.

SP-2005-027 (M) REVISED

This was initially a request for site plan approval for 11.23 acre property located generally east of exit 38 at I-95 and Golden Isles Parkway, with a physical address of 1692 Glynco Parkway. The property is zoned Planned Development and is part of the Golden Isles Gateway Planned Development. Parcel ID 03-13676. Chris Amos, agent for Hospice of the Golden Isles, owner.

Mr. Chris Amos was present for discussion.

The staff's report indicates that in 2005, approval was given for expansion of an existing building and parking lot. The subsequent improvements deviated from the approved plan and require review by the Mainland Planning Commission. Specifically, the deviations included construction of an asphalt drive adjacent to the building entrance and construction of 15 additional parking spaces on the north side of the property.

Most of the changes to the site plan appear to have limited impacts on the site, provided that drainage and runoff water quality issues are addressed. Therefore, staff recommends approval of the modified plan.

Chairman Nevill had questions concerning the number of parking spaces shown on the plan. Mr. Chris Amos explained that not all of the parking spaces are shown on the site plan. Instead, they were trying to show the parking spaces that were added without site plan approval in the changes at the entrance of the building. This particular parking lot was intended to be a future parking lot addition.

There being no other discussion, a motion was made by Mr. Wayne Stewart to approve this revised site plan. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SP-2007-033 (M) M & B Commercial

Consider a request for approval of a site plan for property located on the west side of Martin Palmer Drive, directly across from its intersection with Candler Drive. The project consists of a 6,000 sq. ft. retail building on 0.92 total acres. The property is zoned Planned Development and is part of the Southport Planned Development. Parcel ID 03-12665. Peter Schoenauer, agent for Billy Walker, owner.

Mr. Peter Schoenauer, representing the applicant, was present for discussion.

The staff's report indicates that this is Lot 1 of Southport Subdivision, a planned development, which faces Martin Palmer Drive. Based upon the proposed retail uses, 30 parking spaces are required, while 32 are shown on the site plan. After building (15.2%) and paving (41.3%) are installed, the remaining greenspace is 43.5% of the total site. Engineering staff states that the site is part of an overall stormwater management system. Also, it shares one access with adjoining developed property to the south and is proposed to be served by county water and sewer.

Mrs. Scheff pointed out that traffic safety staff has indicated that M&B Commercial and Martin Palmer Plaza need a tapered decel lane. She stated that staff's recommendation is for approval because the development meets county regulations and is compatible with surrounding uses; however, staff agrees with traffic safety and recommends the provision of a tapered decel lane in coordination with the Martin Palmer Plaza.

During a brief presentation, Mr. Peter Schoenauer stated that the applicant did not know anything about a provision for a tapered decel lane and was not given an opportunity to address the issue of whether or not it is a necessary provision. Members of the Planning Commission felt that the applicant should have been notified of this concern. Mr. Bill Brunson questioned how and when this particular item came about. Mrs. Scheff explained that some of the comments come about during review of the share point comments and staff makes an effort to incorporate them all if they are significant to the project. The Planning Commission indicated that in this case, the provision is unwarranted. Thereupon, a motion was made by Mr. Bill Brunson, seconded by Mr. Buck Crosby and unanimously adopted to approve the site plan for M&B Commercial without the provision of a tapered decel lane.

SP-2007-034 (M) Martin Palmer Plaza

Consider a request for approval of a site plan for property located on the west side of Martin Palmer Drive, approximately 800 ft. south of its intersection with US Highway 17. The project consists of one Office/Retail building (27,540 sq. ft.) and two office buildings (24,667 and 10,082 sq. ft. respectively). The property is zoned Planned Development and is part of the Southport Planned Development. Parcel ID 03-12664. Martin Palmer Development, LLC, owner.

Mr. Peter Schoenauer was present for discussion.

The staff’s report indicates that the two buildings in the rear of this property will be small offices with large storage areas. Parking calculations are based on the square footage of the offices exclusive of the storage area.

Drainage and water quality may be an issue for this site as no storm water facility is shown on this site plan. The county is still trying to determine the makeup of the storm drainage master planning for the Southport area. These issues will need to be addressed in later phases of development.

This site is served by Martin Palmer Drive, which is maintained by Glynn County. The access has been named “Martin Palmer Plaza” and is shared with the M&B Commercial project, also under development. Martin Palmer Plaza or M&B Commercial will have to share or divide the responsibility for putting in a deceleration lane with a taper.

The engineer should submit a letter with loading calculations for wastewater acceptance to Glynn County and the applicant should show a clean out at the right-of-way lane on the building permit site plan.

Ms. Sarah Smolek stated that staff’s recommendation is for approval of this site plan subject to installation of a tapered decel lane.

Mr. Ronnie Perry reaffirmed the comments made by Mr. Schoenauer regarding the provision for a tapered decel lane and added that staff’s remark on this subject is unacceptable. The Planning Commission concurred. A motion was then made by Mr. Jeff Counts to approve the site plan for Martin Palmer Plaza without the provision of a tapered decel lane. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

TA-2007-014

Consider an amendment to the Glynn County Zoning Ordinance, Article III (Definition and Interpretation of Terms Used in This Ordinance), Section 302 (Definitions), by adding, amending, and deleting certain definitions and terms; and for other purposes.

The amendment was included in the packages for review and was presented by Mr. Hainley. The staff's report indicates that this amendment would add, delete, and revise certain definitions primarily to support other amendments that are being prepared and adopted as part of the overall update of the Zoning Ordinance. Staff's recommendation is for approval.

Following review, a motion was made by Mr. Wayne Stewart recommending approval of this amendment. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

Chairman Nevill stated that the nominating committee would be appointed at the next Mainland Planning Commission meeting.

At this time, Mr. Jeff Counts announced that due to his recent decision to reside on St. Simons Island, he could no longer serve on the Mainland Planning Commission and therefore submitted his letter of resignation (effective immediately following tonight's meeting). He stated that it has been a pleasure serving in this capacity and working with county staff. Chairman Nevill and other members of the Commission thanked Mr. Counts for his devoted service and wished him well in his future endeavors.

There being no further business to discuss, the meeting was adjourned at 8:10 p.m.