

MINUTES

MAINLAND PLANNING COMMISSION

JUNE 5, 2007 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

ABSENT: Jeff Counts

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Eric Landon, Planner II
Fred Carpenter, Transportation Planner
Paul Andrews, Assistant County Engineer
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

May 1st Regular Meeting

Upon a motion made by Mr. Buck Crosby and seconded by Mr. Wayne Stewart, the Minutes of the May 1st Regular Meeting were approved and unanimously adopted.

Agenda - Additions, Deferrals, Deletions, Postponements

Deferral: Upon a request from the applicants, a motion was unanimously adopted to defer the following rezoning applications: *ZM-2007-002 (M)* and *ZM-2006-014 (M)*

ZM-2007-001 (M)

Consider a request to rezone from FA Forest Agricultural to PD-R Planned Development-Residential, property consisting of 9.818 acres located east of Interstate I-95 on the south side of Fancy Bluff Road and having 411 feet of frontage on Fancy Bluff Road. The project is known as “Flanagan Bluff.” Parcel ID 02-00830 & 02-00876. Atlantic Survey Professional, Inc., agent for Turnpike LLC, owners.

Mr. Ernie Johns and Mr. Jim Flanagan were present for discussion.

In presenting the staff’s report, Mr. Phillips explained that this project was originally submitted as a preliminary plat for an FA single-family subdivision. The request at that time was for a well and septic tank. The request for water and sewer variance was denied because currently there is county water and sewer within the Pilot Travel Center. Staff has been working with property owners in the area and has succeeded in obtaining easements so that the water and sewer is accessible to this particular site. He stated that staff is concerned about achieving a water line connection between Fancy Bluff Road and the source of water in the Pilot Travel Center in an effort to begin the extension of water along Fancy Bluff Road, particularly for fire protection purposes.

Mr. Phillips stated that previously, there was a development plan with this application for an 85 unit townhouse type development; however, that proposed development has been reduced to 35 single-family dwellings for an average density of 3 1/2 units per acre. The most unusual instance about this development is that there would not actually be platting of lots; instead, the units would be owned in some sort of condominium arrangement. While this is unusual, it does not affect the appearance of the project.

Mr. Phillips stated that staff’s recommendation is for approval of this project subject to either site plan review or subdivision review. Mr. Stewart stated that since this is an unusual circumstance, he feels that it would be appropriate to have both site plan and subdivision review.

Mr. Jim Flanagan, Turnpike, LLC explained that they met with some of the neighbors and reviewed the density, which has been dramatically reduced as pointed out by staff. He feels that this project would work well for them and for the neighbors, and he is soliciting the Planning Commission’s approval at this time.

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

Following discussion, a motion was made by Mr. Wayne Stewart to recommend approval of this request subject to site plan and subdivision review, and subject to the PD Text being limited to 35 single-family units. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-008 (M)

Consider a request to rezone from FC Freeway Commercial to PD Planned Development, property consisting of approximately 31.5 acres located on the south side of Venture Drive approximately 790 feet from its intersection with Perry Lane Road. The proposal consists of a 348 dwelling unit multi-family community and a 3.8 acre commercial out-parcel. Parcel ID 03-03351 and 03-12452. Courtney Cove LLC, applicant for Southern Real Property & Ridge Enterprises, owners.

Mr. Ryan Thompson of Thomas & Hutton Engineering was present for discussion

This request was deferred from the May 1st Planning Commission meeting in order to allow the applicant and members of the commission to address and correct items within the PD text. Mrs. Iris Scheff stated that the applicant has addressed these concerns and has since submitted a revised text, a conceptual master plan, and an updated traffic study. She stated that with the updated traffic study and the revised text showing the multi-family portion being capped at 348 dwelling units for a density of 16 units per acre, staff's recommendation is for approval.

Mr. Ryan Thompson stated that they are basically in agreement with staff. They did meet to try and resolve all of the issues. He pointed out that the plan before the commission tonight is a conceptual site plan, and the traffic study has been included as noted by staff.

Mr. Wayne Stewart stated that one issue of concern is the buffer between the residential area in the back. In speaking with some of the neighbors, the buffer is still vague to them and they have expressed an interest in having an 8 ft. cyclone fence along the residential area up to the wetlands portion of the property.

Another issue of concern is the request for the traffic study to determine the impact on Venture Drive. Mr. Stewart stated that this has been a huge issue with the Planning Commission as well as the County Commissioners and if this request is approved, it will include a stipulation relative to this traffic study. Mr. Thompson advised that they did revise the traffic study and included it in their submission. He stated that they have been in close contact with the Engineering Department and fully understand that they have to meet that condition.

Mr. Stewart stated that there are some permitted uses listed under Freeway Commercial that should perhaps be eliminated, such as, drinking establishment (a restaurant with a bar is acceptable but not a nightclub), and outside amusement park. He stated that the height is also a concern. Chairman Nevill pointed out that any height concerns will be addressed during site plan approval.

Regarding the fence, Mr. Scott Steinhilber with Contravest stated that they did include buffers in the PD text. He would like to know if there is a way to add the 8 ft. cyclone fence as one of their options, not knowing what kind of buffer will be used, and allow it to be determined during site plan; because perhaps the residents would like what

will be proposed better than an 8 ft. cyclone fence. Mr. Stewart stated that it could be added in the text, but the majority of the neighbors that he spoke with have indicated that they would be more satisfied with the 8 ft. cyclone fence.

Mr. Steinhilber stated that any improvements required from the traffic study will be addressed. He agreed with Mr. Stewart on eliminating the drinking establishment as long as it is acceptable to have a restaurant with a bar inside. He stated that no stand alone nightclub is being proposed. Also, he has no problem with deleting outside amusement centers.

In addressing the height concerns, Mr. Steinhilber stated that the proposed building is 47 ft. and they're asking for 50 ft. The height for the commercial portion is 60 ft. and the multi-family height is 50 ft. Mr. Stewart stated that he was concerned with fire rescue and protection, but if the multi-family remains at 50 ft. he doesn't think there will be a problem with the Fire Department.

Mr. Matthew Massa whose mother and sister live at 233 Sandalwood Circle (Lot 33-A), stated that he would like for the fence to separate the retention pond from the back of his mother's property for protection. He stated that his mother is elderly and his sister is disabled and the 8 ft. cyclone fence would hopefully deter anyone from climbing over and getting into the backyard. Chairman Nevill assured Mr. Massa that the fence is one of the items that will be addressed at the site plan review stage.

Following discussion, a motion was made by Mr. Buck Crosby to recommend approval of this request subject to an 8 ft. cyclone fence along the residential area up to the wetlands portion of the property; no drinking establishment/nightclub; no outdoor amusement; and subject to all staff conditions including the traffic study and the number of multi-family dwelling units being capped at 348 units. The motion was seconded by Mr. Bill Brunson. Voting Aye: Mr. Bill Brunson, Mr. Buck Crosby, Mr. Buddy Hutchinson, Mr. Gary Nevill and Mr. Wayne Stewart. Abstained From Voting: Mr. Eric Croft.

Mr. Phillips advised that the next two agenda items, (ZM-2006-025M); (ZM-2006-026M) are interrelated and should be discussed simultaneously; however, they will require separate action. Chairman Nevill read both items into the record as follows:

ZM-2006-025 (M)

Consider a request to rezone from FA Forest Agricultural to FC Freeway Commercial, property consisting of approximately 1.38 acres located on the west side of I-95 approximately 3,400 feet south of its intersection with Highway 17. The property has approximately 855 feet of frontage on I-95. Parcel ID number 03-19254. Ted Turner, agent for Interstate Billboards Inc., owner.

ZM-2006-026 (M)

Consider a request to rezone from FA Forest Agricultural to FC Freeway Commercial, property consisting of approximately 0.20 acres located on the west side of I-95 approximately 4,200 feet south of its intersection with Highway 17. The property has approximately 106 feet of frontage on I-95. Parcel ID number 03-16474. Ted Turner, agent for Interstate Billboards Inc., owner.

Mr. Ted Turner was present for discussion.

According to the staff's report, the Comprehensive Plan shows that this property is designated for low-density residential. The property is part of a strip of land lying between the Southport wastewater treatment plant on the west and I-95 on the east. An additional area south of the existing treatment plant has been acquired by Glynn County for the expansion of the plant. The site did not have access until recently when the county acquired the expansion site and provided an access easement.

While the specific proposed use of the site is not stated in application, the indication is that the site would be used for a billboard. Glynn County sign regulations permit up to three billboards in a quadrant of an interstate highway interchange, with a limit on size of each sign (12 feet in height by 50 feet in length, and no more than 25 feet above the elevation of the adjacent roadway). In addition, permits are required from Georgia DOT.

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 area is occupied by commercial and public utility uses, as well as a major interstate highway. The potential use is consistent with these neighboring uses.

- 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, the Comprehensive Land Use Plan shows this location for public utility use.

- 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.

Staff's recommendation is for approval of both applications.

Mr. Wayne Stewart asked if there is a site plan review process for billboards under the FC zoning district. Mr. Phillips stated that there will be a review by staff at the appropriate time.

Following discussion, a motion was made by Mr. Buddy Hutchinson recommending approval of rezoning application **ZM-2006-025 (M)**. The motion was seconded by Mr. Eric Croft and unanimously adopted.

A motion was made by Mr. Buddy Hutchinson recommending approval of rezoning application **ZM-2006-026 (M)**. The motion was seconded by Mr. Eric Croft and unanimously adopted.

ZM-2007-016 (M)

Consider a request to rezone from R-9 One-Family Residential to FC Freeway Commercial, property consisting of Lots 17, 18, 19 and a portion of 20, Section "C" Glyndale Subdivision, a total area of 178,160.4 sq. ft. or approximately 4.09 acres located generally northeast of the intersection of I-95 at Exit 36. The property addresses are 113 and 117 Glyndale Drive. The lots have 523.7 ft. of frontage on Glyndale Drive. The property is undeveloped and the purpose of the request is to convert from residential to commercial use. Parcel ID(s) 03-04167 & 03-04168. Larry L Bryson, agent for Mr. Scott Slade and Mr. Charles Patrick Sapp, owners.

Mr. Larry Bryson and Mr. Scott Slade were present for discussion.

The staff's report was included in the packages for review and was presented by Mrs. Iris Scheff as follows:

This property is located on a paved street, with public water and public sewer operated by the City of Brunswick, which has requested plans for each of these facilities.

The property is a pocket of residential zoning surrounded on two-thirds of its sides by commercial zoning and the remainder across the drive to the south by residential zoning. The application indicates outright that the commercial use is "to be determined" leaving no doubt that the request is to bring the property into conformity with the majority of surrounding commercially zoned properties, without a specific business or company that has plans to develop there. Although a concept plan was submitted as required for a rezoning request, it depicted commercial development, which is one of many uses allowed in the FC zoning district.

In a conversation with the applicant, the possibility of zoning the property to GC was discussed with the thought that there could be more flexibility in potential uses than would be the case for FC. (The applicant agreed that the GC zoning would be considered and may request this at the public hearing.)

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 is suitable in view of the use and development of adjacent and nearby property.

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

No, it does not appear that commercial zoning would adversely affect adjacent or nearby property, particularly if it is not freeway oriented use and is more general commercial oriented use as discussed with the applicant.

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

Yes, the property could be used for a residential dwelling unit as presently zoned.

- 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 proposal is for property on a paved street with water and sewer available.

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

No, the property is outside the commercial area depicted on the Glynn County Future Land use map; however, it is adjacent to commercial use on the map rather than isolated from such use.

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

Yes, the area does not appear to be ideal for residential use any more, now that commercial uses such as American Jacks are developing adjacent to the property.

With buffers, the property could be used for residential dwelling as is currently zoned. However, the request is to bring the property into conformity with the majority of surrounding uses. Although the request is not consistent with the Future Land Use for the property, it nevertheless appears to be a reasonable request. Accordingly, it may be necessary to amend the Future Land Use Map for this area to make the zoning and land use consistent with recent nearby and adjacent development.

Comments from Engineering noted that based upon the apparent site plan for the adjacent American Jacks site to the west, the property would have direct access to that lot. They would like this access to be depicted in the zoning site plan for this property, and if this is not done, then the American Jacks site plan will have to be modified. A common driveway with the property to the west was suggested. Finally, it was noted that detention may be needed for development of this site.

Staff recommends that the applicant's request be amended to General Commercial Use rather than Freeway Commercial Use. Upon site plan submittal, the owner/applicant needs to be aware that access to the property should be proposed to be connected to the access shown on the American Jacks site plan. Staff further recommends that an amendment to the Glynn County Future Land Use Map be initiated to correspond to this requested action, to update the map to better reflect conditions in this area.

Regarding staff's recommendation of General Commercial rather than Freeway Commercial, Chairman Nevill stated that there are setback requirements for Freeway Commercial, but General Commercial has none. He also noted that Freeway Commercial is more limited on use. Mrs. Scheff stated that staff felt that the setbacks for General Commercial would be more appropriate to allow the two parcels and allow more flexibility in the applicant's site plan design.

Mr. Larry Bryson stated that ultimately, the applicant does not have an objection to the General Commercial zoning. He stated that there is interest in the site for motel usage. The important issue to anyone who is interested in the property is signage, which is equal in both districts.

Mr. Stewart wanted to know if the applicant would have a problem with the Freeway Commercial zoning with site plan review, especially since the request was advertised as such. Mr. Scott Slade stated that he would prefer Freeway Commercial.

Mr. Hainley noted for the record that the height limitation for Freeway Commercial is 140 ft. per sign.

Following discussion, a motion was made by Mr. Bill Brunson recommending approval of the zoning change to Freeway Commercial with sign plan approval. The motion was seconded by Mr. Wayne Stewart and unanimously adopted.

ZM-2007-019 (M)

Consider a request to rezone from Forest Agricultural to Planned Development-General, property consisting of 3,343.8 acres located on the south side of Buckswamp Road approximately 1 mile west of its intersection with Myers Hill Road. This request consist of a mixed use residential community with a maximum of 4,454 dwelling units, 180,000 square feet commercial, government, or civic use. Parcel ID 03-18586, 02-02753, 03-18773. Spring Tide Communities LLC, agent for Yankee Landing LLC, owner.

Mr. Jeff Halliburton with Thomas & Hutton Engineering was present for discussion.

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

The proposed zoning change will create a community with up to 4,454 dwelling units, which could potentially produce over 11,000 residents. The proposed density will range from 3 dwelling units per acre up to 16 dwelling units per acre. The average density for the entire project is approximately 2 dwelling units per upland acre based on gross acreage.

The proposed zoning change also has the potential for up to 150,000 square feet of neighborhood commercial uses, and 30,000 square feet of government/civic uses. The affect of the proposed uses as compared to the infrastructure that would be required to support this type of development needs to be considered. A development of this size needs to take into account traffic impacts, sites for schools, parks, fire protection, police protection, and other essential government functions.

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 density and overall type of development is consistent with the surrounding uses, however the scale of the project needs to be considered.

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

The proposed use will have a significant impact on the infrastructure of the surrounding area. Improvements will need to be made to existing facilities to accommodate a development of this size.

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

Yes, this property can actually be developed at approximately 2 dwelling units per acre. However it does not have the flexibility for commercial uses as requested in this application.

- 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.

Yes, the proposed development will cause increased stress on the existing facilities.

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

The Comprehensive Land Use designation for this property is Agricultural/Forestry.

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

Details on the required infrastructure and public facilities required to serve this project need to be determined.

Engineering staff has concerns about the improvements to Buckswamp Road, determining level of service standards for the surrounding area, and who is responsible for such improvements.

This project is located on the south side of Buckswamp Road. ITE (Institute of Traffic Engineers) data suggests that this type of project would generate an average 33,405 daily trips based on dwelling units, 4,250 daily trips based on commercial acreage, and 832 daily trips based on government use square footage. Buckswamp Road has approximately 1,200 existing daily trips, and is currently at a level of service C. It is currently unpaved at this location, but is on schedule to be paved.

The applicant is proposing to work with the county to extend county water to this project and estimates that the total demand for water is 1.81 million gallons per day. The applicant also proposes the use of a STEP sewer system to then be treated by an onsite facility, or to be transferred to a county treatment facility at a later date. Currently, the county does not have capacity to handle the sewage that this project will generate. The estimated total demand for sewage is 1.58 million gallons per day.

This site is served by Satilla Marsh Elementary School, Risley Middle School and Glynn Academy. Current enrollments (and capacities) for these schools are: Satilla Marsh: 679 enrollment (600 capacity); Risley: 470 enrollment (675 capacity); Glynn Academy: 1564 enrollment (1675 capacity). The proposed development has the potential to generate up to 2,400 school age children based on 0.54 children per dwelling unit.

Staff recommends approval of this rezoning application with the following conditions:

1. Unless the project provides age restrictions on a specific number of units, the developer shall reserve adequate acreage for two elementary schools sites and one middle school site. The price of the acreage shall be fixed at the valuation per acre as established in the 2007 tax digest. The first elementary school site shall be reserved for a period of not less than ten (10) years from the date of the first lot recordation and the remaining sites reserved for not less than twenty (20) years from the date of the lot recordation. The developer and the county shall agree on the school sites.
2. The developer shall analyze the impact on all county roads to state maintained routes that have adequate capacity to serve the anticipated traffic generation without changing their level of service designation. The developer shall be responsible for developing a program schedule for the improvements and submit the schedule to the county for concurrence. All costs for the improvements shall be at the expense of the developer.
3. The capacity of the Southport Sewer Treatment Facility with the proposed expansion has already been committed. Therefore, the county does not see the ability to provide wastewater treatment for this project at build-out without additional expansions. The developer shall be responsible for constructing the wastewater treatment system based

upon STEP system technology with the disposal of all affluent on-site. The county may elect to enter into an agreement with the developer to manage the system.

4. The developer shall provide the county with one well site and the required acreage for water treatment facilities
5. The developer shall reserve for the county a 4 acre site for a police/fire station on Buckswamp Road. The site shall be agreed upon by the developer and the county.
6. Residential signage shall comply with Article VIII of the Zoning Ordinance for R-6 districts. Commercial and mixed-use signage shall comply with Article VIII of the Zoning Ordinance for LC Local Commercial districts.

At this time, Mr. Jeff Halliburton gave a detailed presentation on Phase I of this project, which he stated will be residential. He elaborated on future phases and addressed the conditions outlined by staff.

According to the introduction and description of this proposal, the intent of this project is to create an active residential community with amenities and recreational opportunities. It is anticipated to be constructed in multiple phases over a period of approximately 10 to 20 years.

It was noted that this is clearly a considerably large project, and if approved, it will have a significant impact on the Glynn County School system, the infrastructure and the community as a whole, and as such, several workshops and public hearings will be conducted with the developers, staff, county officials (including the School Board) and the general public.

A number of adjacent property owners were present to oppose this request. Among those speaking were Debbie McKean, Wayne Thomas, Susan & James Layman, David Beckham, Elizabeth & Don Rebstock, John Carswell and Deborah Bassett. Concerns were expressed about the proposed amount of dwelling units, wetlands, density, vehicle traffic, boat traffic, roads, flood plain, soils, drainage, greenspace, building height, and fire and police protection.

Highlighting some of the concerns, Mr. Halliburton stated that the developers of this project will comply with all local and state guidelines and will work with the county on additional traffic studies, soil surveys, etc. He thanked the residents for their comments and assured them that this will be an environmentally friendly project and all public input is welcomed.

For clarification, Mr. Stewart explained the benefits of a planned development zoning. He also reiterated that this project will be developed in phases, site plans will be reviewed, and several public hearings will be conducted. He acknowledged the professionalism and expertise of the development team and he assured the neighbors that the project will be monitored closely.

Following a lengthy discussion, a motion was made by Mr. Wayne Stewart, seconded by Mr. Bill Brunson and unanimously adopted to recommend approval of the request to rezone this property to PD-G subject to the following:

1. The developer and staff shall work together with the Glynn County School Board.
2. The developer shall analyze the impact on all county roads to state maintained routes that have adequate capacity to serve the anticipated traffic generation without changing their level of service designation. The developer shall be responsible for developing a program schedule for the improvements and submit the schedule to the county for concurrence. All costs for the improvements shall be at the expense of the developer.
3. The capacity of the Southport Sewer Treatment Facility with the proposed expansion has already been committed. Therefore, the county does not see the ability to provide wastewater treatment for this project at build-out without additional expansions. The developer shall be responsible for constructing the wastewater treatment system based upon STEP system technology with the disposal of all affluent on-site **or transported to a county system as deemed fit by the county**. The county may elect to enter into an agreement with the developer to manage the system.
4. The developer shall provide the county with one well site and the required acreage for water treatment facilities
5. The developer shall reserve for the county a 4 acre site for a police/fire station on Buckswamp Road. The site shall be agreed upon by the developer and the county.
6. Residential signage shall comply with Article VIII of the Zoning Ordinance for R-6 districts. Commercial and mixed-use signage shall comply with Article VIII of the Zoning Ordinance for LC Local Commercial districts.

ZM-2007-021 (M)

Consider a request to rezone from FC Freeway Commercial to PD-G Planned Development-General, property consisting of 5.0 acres located on the southeast side of Millennium Boulevard and northwest of I-95, approximately 200 feet north of Golden Isles Parkway. The property has approximately 411 feet of frontage on Millennium Boulevard. The purpose of the request is to allow a small addition to the existing building and to adjust the parking requirement. Parcel ID 03-17783. Richard Shirah, agent for DAS Investments, LLP, owner.

Mr. Richard Shirah was present for discussion.

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

This proposal is part of a larger commercial development that is partially developed. Existing nearby uses include a hotel, restaurants, and convenience stores selling gasoline. An automobile dealership is under construction nearby. This development was originally part of the Golden Isles Gateway Planned Development and the associated Development of Regional Impact (DRI), but was rezoned to Freeway Commercial in 2002.

The proposal is to make a small addition to the building to accommodate a conference room. The addition will add to the overall parking requirement and will displace some parking for a net parking deficit of eight spaces. The proposed zoning change would allow this to occur without necessitating this deficit to be made up. The various uses that occur within the complex (including bowling, restaurant, game rooms, and meeting rooms) are not occupied on the same daily schedule, thereby mitigating the reduction in the overall parking.

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 compatible with the rest of the site and with nearby uses.

- 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.

Engineering has raised the issue of limiting the number of additional driveways accessing Millennium Boulevard. The current driveways can be established as a maximum and managed through subsequent reviews of revisions to the master plan and subsequent reviews of site plans.

Traffic from the existing facility will not change appreciably as a result of the proposed addition.

The review comments indicate that “there is a concern that this proposed addition is/may be built over clean-outs, valves, grease traps and other appurtenances.” This issue will need to be clarified during the building permit site plan review.

Staff recommends that this request be approved subject to a limitation of no additional driveways.

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

Following review, a motion was made by Mr. Bill Brunson to recommend approval of this request. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SP-2007-015 (M) PAB Investors, LLC

Consider a request for approval of a site plan for property located on the north side of Gateway Center Boulevard, east of its intersection with proposed Alpine Court. The project consists of an office/medical building on a site of 1.21 acres. A separate proposal will be made for an expedited subdivision to create the parcel. The property is zoned PD-G Planned Development-General and is located within the Golden Isles Gateway Planned Development. Parcel ID 03-12105 (part). Peter Schoenauer, agent for HRB, LLC, owner.

Mr. Peter Schoenauer was present for discussion.

According to the staff's report, the Comprehensive Plan shows that this site is designated for commercial usage. It is currently undeveloped but the proposed use is for a medical office facility and parking.

The site is served by Glynn County water and sewer.

Alpine Court has not been approved as a street and staff is currently working with developers to finalize Alpine Court.

Staff's recommendation is for approval.

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

SP-2007-017 (M) Cherokee Brick

Consider a request for approval of a site plan for property located on the east side of Young Lane, north of its intersection with Glyndale Drive. The project consists of a 3,000 square foot storage building on 2.066 acres. The property is zoned LI Light Industrial. Parcel ID 03-03671. Mike Peavy, agent for Brent Miller, owner.

Mr. Mike Peavy was present for discussion.

According to the staff's report, the Comprehensive Plan shows that this site is designated for Industrial usage. The proposed use is for an expansion of business with demolition of existing structures and construction of a new storage building.

The applicant is proposing to remove of 6,638 square feet of concrete slabs and existing buildings from the site and place a new 3,000 square foot storage building on the property. The building will not be connected to utilities and will be used for no other purpose than storage. The zoning ordinance requires that all Limited Industrial uses shall require Planning Commission Site Plan approval.

This site is served by city water and sewer. The proposed building is for storage use and no connection to water or sewer is proposed. Drainage conditions should be reviewed prior to issuance of a permit.

The site is served by Young Lane, which is a county maintained street. Young Lane is approximately 1.650 feet long and connects with Glyndale Road.

Staff's recommendation is for approval.

Following review, 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. Buck Crosby and unanimously adopted.

SP-2007-018 (M) Needwood Middle School Addition

Consider a request for approval of a site plan for property located on the north side of Harry Driggers Boulevard, generally opposite Jetport Road. The project consists of classroom additions to the existing Needwood Middle School. The property is zoned PD-G Planned Development-General and is in the Golden Isles Gateway Planned Development. Parcel ID 03-13678. John Tuten Associates, agent for Glynn County Board of Education, owner.

It was noted that no one was present to represent this request. Therefore, a motion was made by Mr. Wayne Stewart to defer this item until the July 2nd Mainland Planning Commission meeting beginning at 6:00 p.m. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 9:00 p.m.