

MINUTES

MAINLAND PLANNING COMMISSION

JULY 2, 2007 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

ABSENT: Wayne Stewart

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Eric Landon, Planner II
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

June 5, 2007 Regular Meeting

A motion was made by Mr. Buck Crosby to approve the Minutes of the June 5th Regular Meeting. The motion was seconded by Mr. Bill Brunson. Voting Aye: Messrs. Bill Brunson, Eric Croft, Buck Crosby, Buddy Hutchinson and Gary Nevill. Mr. Jeff Counts did not attend the June 5th meeting and therefore abstained from voting.

ZM-2006-014 (M)

Consider a request to rezone from Forest Agricultural to Planned Development-General, property consisting of approximately 2,783 acres located north of Highway 82, east and west of Georgetown Road, and south of Highway 99. The project has 5,700 ft. of frontage on Highway 82 and 14,800 ft. of frontage on Highway 99. The proposed project consists of a combination of commercial, industrial and mixed residential units with a maximum of 6,066 dwelling units. Parcel ID number 02-02748. John Carbonell, agent for Little Satilla LLC.

Mr. Chris Amos and Mr. John Carbonell were present for discussion.

Included in the staff's report was the history of this application which states that the request was deferred at the May 1, 2007 Mainland Planning Commission Meeting. A transportation analysis prepared by the Kimley-Horn & Associates, Inc., firm was submitted on May 8, 2007 as supplemental material to the application. The applicant requested to introduce the project at the May meeting, to review it with staff and provide additional information in the interim until this meeting (July 2nd) for consideration for approval. In the meantime, at least two workshops were conducted with the developers, staff the Glynn County School Board and the public to answer questions and address concerns about the 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.

The proposed use is of a magnitude that it is a proposal for the establishment of an actual community that at build-out would have a population nearly that of the population of the City of Brunswick and will be large enough to constitute the main development of this area. Its suitability or lack thereof would depend upon the quality and mix of uses established there, as well as the utility and other services provided for the public.

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

No, it would not adversely affect adjacent or nearby property, but only if sufficient facilities (in size, capacity and quality) are provided to serve its future residents.

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

Yes, forestry could continue to be practiced.

- 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, unless an adequate internal street network, utility facilities, schools, fire and police stations, postal services, and the like are provided, then existing county facilities cannot bear the burden of the proposed development without ample augmentation.

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

No, the Comprehensive Future Land Use Plan shows this location for low density residential, which is not specifically defined within the Glynn County Plan. Generally speaking, land use plans consider low density to be from 1 dwelling unit per acre up to 4 to 5 dwelling units per acre. Glynn County's R-6 zoning, with a minimum 6,000 sq. ft. lot requirement, is the densest single family zoning, which in design application equates to a density of about 5 dwelling units per acre. This rezoning request is for densities of 3.5 units per acre- LDR, and 14 dwelling units per acre- MDR, respectively, in select areas, with an overall density of 2.8 dwelling units per acre [2,146 upland acres with a total of 6,066 dwelling units] (see densities on pages 6, 7, & 8 of the Turtle River Communities and Improvement District PD-G Rezoning Application booklet) with additional acreage for commercial and office uses, which are of an intensity not consistent with the Low Density Future Land Use for the area.

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

There are changing conditions such as rapidly increasing population to support this proposal.

Staff recommends approval of this rezoning application subject to the following conditions:

1. The developer and staff shall work together with the Glynn County School Board to determine school site requirements.
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. 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 Highway Commercial zoning districts.

At this time, Mr. John Carbonell, Managing Director for the Turtle River Communities, gave a brief presentation. He explained that this project is not a typical subdivision. It represents a process for demonstrating how people want to live, work and recreate in a 21st century community. To help achieve this in 2006 he and Glynn County created the Turtle River CID, a Community Improvement District designed to provide infrastructure to commercial businesses and create jobs. They are also creating a Utility District.

Mr. Carbonell stated that the goal of this development is to use their alliance resources consisting of private and public interests to create a sustainable model for the following:

- **Workplace Communities** by providing higher and better businesses and jobs.
- **Smart Growth Development** through more efficient integration of land uses with technically advanced infrastructure and added value services for businesses and residents. They have identified locations to create specified campuses for education, public safety, utilities and mixed use services. They are planning for the Turtle River Communities to model quality growth for Coastal Georgia.
- **Habitat Improvement** by transforming timberland back into coastal subtropical habitat. They have set aside plant nurseries for the propagation of native vegetation for use throughout the communities.
- **Technology Innovations** through strategic alliance with Georgia Tech and Deep River Associates, they helped introduce the STEP collection system of decentralized wastewater treatment to Glynn County and Coastal Georgia. They will use this

technology to recycle water and irrigate over 500 acres of interior habitat throughout the do communities. They are also researching technology innovations in alternative transportation, energy and global telecommunications. Architectural design and security systems, to name a few. The Technology Park component will be used to network with other technically advanced business centers globally and to position Glynn County as a compelling place to conduct global business. They are committed to meet or exceed the development standards set forth by Glynn County and work with all departments in modeling efficient facilities for police, fire and EMS services, utilities including water and sewer services, schools, parks & recreation and public information services.

Mr. Carbonell stated that zoning is one of the early steps in the community and CID development process. It triggers the opportunity to process the information, data and contracts necessary to program improvements, finalize funding commitments, and continue collaborations with the county through specific plan submittals and workshops. It also enables us to formalize the Community Improvement District and pursue its goals and objectives.

In conclusion, Mr. Carbonell stated that in discussions with Mr. Mike Hulsey of the School Board, they decided that it would be beneficial to investigate how the community might be able to handle education in a shared campus environment. There is a district set aside for schools, churches and shared facilities. He stated that they will begin a series of meetings with members of the School Board, county staff and the architect, John Tuten, to discuss this collaboration.

Mr. Chris Amos stated that in addition to the school facility, they have already identified the 4 acre police and fire station site as a public safety complex. He stated that they are in agreement with the conditions that the staff has placed on this rezoning request.

Mr. Wayne Hutchinson was present to speak in favor of this request. He stated that he has owned a tract of land in this particular area for over 40 years and it is really dear to his heart; however, he understands that progress must go forward. His only request is that the developers incorporate some of the history of Green Creek into the development, such as some of the 100 year old family names.

A member of the audience expressed concerns about the possible increase of property taxes. Mr. Carbonell stated that he doesn't have the statistics at this time to address property taxes.

Mr. Darrell Moyer wanted to know about other projects or enterprises that this development group has been involved with. Mr. Carbonell stated that their experience in new communities goes back at least 40 years. In the early 70's he was instrumental in the development of Peachtree City just outside of Atlanta, which helps define a sustainable community and has "survived the test of time." He stated that he has done a number of projects in Winston North Carolina as well as Tennessee. He added that he works closely

with nature and therefore habitat is very important to him. Mr. Carbonell stated that his team treasures the habitat of the Green Creek, Turtle River, Cottage Creek and the vegetation surrounding these waterways.

For additional clarification, Chairman Nevill explained that each time that the developers come up with a subdivision for the area or to put in a building, etc., they are required to come back to the Planning Commission for additional review.

Mr. Rick Lawrence had questions about the industrial treatment facility and wanted to know where it would be located. Mr. Carbonell stated that the property, geographically, is divided by Turtle River. One portion is called "Georgetown" and another portion is called "Turtle Isles." He stated that they have migrated away from using the term "industrial" and began using the phrase "logistics" because of the strategic central location of the property in Glynn County to both the ports of Savannah and Jacksonville. As they got further into the research of the development they formed their workplace community which represents a technology park, as opposed to an industrial park.

Mr. Chris Amos pointed out that the waste water treatment facilities for the project will be decentralized, scattered about the entire project and would not be collected in a single place. Almost all of the waste water treatment facilities will be below ground. He stated that most of the sub-surface components will double as ball fields, soccer fields and a golf course. In the first phase of the project they will be using the treated water for golf course irrigation.

Mr. Rick Lawrence had additional questions about the well sites and the affects of the water table. He stated that some of the residences in the area rely on private wells and septic tanks. He also wanted to know if there would be impact fees or would the residents be required to tie into the water system. Mr. Amos stated that he could not answer the last question about impact fees because he is not aware of Glynn County's policy regarding a tie into the water system. He stated however that they are looking at two different locations for the well facilities; one of which is in a general area off of Georgetown Road. The county is looking at a potential area located in the corner of the property, but this would be coordinated with the county and would become a county owned and maintained facility.

Mrs. Doris Howell wanted to know if it would become mandatory for her to sell her property. Chairman Nevill emphatically replied no.

Mr. Perry Fields asked if any thoughts had been given to public recreation facilities. Mr. Carbonell stated that they are planning several strategic parks, but they have no definite details at this time.

There being no further discussion, a motion was made by Mr. Bill Brunson, seconded by Mr. Buck Crosby and unanimously adopted recommending approval of this rezoning request with the following stipulations:

1. The developer and staff shall work together with the Glynn County School Board to determine school site requirements.
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. 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 Highway Commercial zoning districts.

ZM-2007-002 (M)

Consider a request to rezone from FA Forest Agricultural to PD-R Planned Development-Residential, property consisting of 89.68 acres located on the east side of U.S. Highway 17, one-half mile south of its intersection with Buck Swamp Road, and having 1,563 feet of frontage on US 17. Parcel IDs 03-16497; 03-16496; 17628; 03-17629; 03-17630; 03-17631. Robert Ussery, agent for Lake Maryanne, LLC, owners.

Mr. Robert Ussery was present for discussion.

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

This item was deferred at the May 21, 2007 Capital Improvement Coordinating Committee (CICC) meeting to allow the County Attorney's office time to work on an agreement with the developer regarding utilities. In addition, this project will require a variance from the County Subdivision Regulations to allow an unpaved street which will be addressed at the time the preliminary plat is reviewed.

The proposed zoning change will create a project that is more restrictive and will have less detrimental impact than the existing zoning. The proposed change will increase the minimum lot size for a single-family residence from 20,000 sq. ft. to 2.75 acres. The proposed density of the project allows 17 lots on approximately 75 developable acres which results in a density of 0.25 dwelling units per acre.

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 proposed uses are consistent with uses already existing in the area, although most new development in the area is at higher densities than are proposed here.

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

No. Due to the low density requested, the proposed development will have little to no impact on the surrounding properties.

- 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 a higher density than requested in this zoning proposal.

- 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 amount of new development will add substantially less demand for services than would be allowed by conventional development.

- 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.

The applicant is working with the County Attorney's office to develop an agreement to provide county utilities to this location.

Access to this location will need GDOT approval. The applicant has asked that the road remain unpaved to serve 17 lots. This will require a variance from the requirements of the Glynn County Subdivision Regulations.

This project is located on the east side of Highway 17 south. ITE (Institute of Traffic Engineers) data suggests that this type of project would generate an average 170 daily trips based on dwelling units. The existing ADT (Average Daily Traffic) for this location along US 17 is 3,310 non-directional. Highway 17 is considered a Rural Minor Arterial at this location.

The County Fire Department recommends that the project use county water to provide fire protection. There is a 15 acre lake on the site that water can be drawn from. To utilize the lake in lieu of connecting to the county system the developer shall install dry hydrants in the lake to provide a water source for fire protection

Mr. Landon stated that staff's recommendation is for approval of this rezoning request subject to the following conditions:

1. The developer shall install dry hydrants at locations designated by the Fire Dept.
2. The developer shall utilize individual wells.
3. The developer shall utilize individual ATU's for on-site sewage disposal.

Mr. Jeff Counts asked if the applicant is comfortable with staff's recommendation, to which Mr. Robert Ussery replied yes.

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

Following discussion, a motion was made by Mr. Jeff Counts, seconded by Mr. Bill Brunson and unanimously adopted to recommend approval of this request subject to the following conditions:

1. The developer shall install dry hydrants at locations designated by the Fire Dept.
2. The developer shall utilize individual wells.
3. The developer shall utilize individual ATU's for on-site sewage disposal.

ZM-2007-22 (M)

Consider a request to rezone from FA Forest Agricultural to PD-R Planned Development-Residential, property consisting of 6.5 acres located generally southwest of the intersection of SR 99 and US 341. The property has approximately 272 feet of frontage on a 30 ft. right-of-way named DePratter Lane. The purpose of the request is to develop the property with one-family, two-family, and multi-family dwellings. The project is known as “DePratter Landing.” Parcel ID 03-07364. Atlantic Survey Professionals, Inc., agent for Gary Merritt, owner.

Mr. Ernie Johns and Mr. Gary Merritt were present for discussion.

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

According to the Planned Development Text, this property is proposed to be developed as a townhouse development on the 6.52 acre parcel, with multiple units per building and/or single family residences. Currently, the property is undeveloped, but the Comprehensive Plan Land Use designation is for medium to high residential.

Engineering cautions that the right-of-way access to the site shown on the plan must be “in place” prior to approving any increase in density. Such a right-of-way should be 60 ft. wide at a minimum; alternatively an additional 30 ft. wide right-of-way for DePratter Lane could be provided. If access is through DePratter then the intersection with Highway 341 will be needed, which require that Georgia DOT will have to agree to the improvements. It was noted that no platted right-of-way is depicted on the county tax maps, and cautioned that medium density development would not be allowed based on being adjacent to a prescriptive easement, rather than a platted right-of-way. Some of the land intended by the developer for dwelling units may have to be used to resolve appropriate access, easements for utilities, and the like.

Utility review contained the suggestion that since it is proposed by the applicant to dedicate water and sewer facilities to the county, the plans at a minimum need to dedicate 20 ft. wide sewer easements and 15 ft. wide water easements in order to meet county requirements.

Fire Department staff recommends a 30 ft. access easement to the subject site for emergency vehicle access.

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 consistent with the Future Land Use Map of Medium to High Density Residential Development for the subject site. Also, other nearby properties are developing in accordance with the Medium to High Density Residential Future Land Use Map designation.

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

No, it does not appear there would be an adverse effect, as long as the site design, utilities, and access are properly developed to meet or supersede county requirements.

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

Yes, however it is not being used for agriculture or forestry as zoned at present.

- 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, there is an access issue that needs to be dealt with, so that the site design meets current minimum standards, as outlined by engineering staff. However, this issue can be dealt with and still bring the zoning consistent with the Future Land Use Map.

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

Yes, the proposal matches the Future Land Use for the subject site.

- 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, as outlined previously, there are access and site plan issues to be resolved.

Plans submitted with the application for medium density residential development may be slightly premature in terms of the existing circumstances of the subject property. The request is consistent with the Future Land Use Map for the property, which indicates that, given appropriate site design, it would be reasonable to expect that the property could be developed successfully at medium density as is being proposed. However, without appropriate access established, it is difficult to justify approval as yet, being that access is a fundamental and basic tenant upon which Glynn County bases approval of all site development.

Secondly, a site design issue has become apparent while assessing the concept master plan map for DePratter Landing's rezoning request. The site design issue of public open space within higher density development is not addressed in the Glynn County Zoning Ordinance. Nevertheless, it is an issue the applicant would do well to consider.

There will be a need for families confined within a small development of town homes or duplexes to recreate and relax. Space should be allotted within the development for residents to congregate outside, and additional space should be allotted to receive visitors' vehicles without concern that access to individual homes would be blocked or that additional space is simply not available. A small pocket park or parks, a visitor parking area or areas, or other outdoor open space amenities would help make the development more attractive, give the development an identity, and avoid the inadvertent future impression to viewers of a used car lot.

Other small planned amenities ranging from utilitarian to decorative are possible, such as a community mail kiosk, a concealed /landscaped dumpster area for interim trash storage between weekly pickups, a water fountain, garden, or tot lot, to name a few. Any of these additions in public open space or others not listed could make a big positive difference in lifestyle for future residents. Although it is possible that the development of some single family homes, some duplexes, and some town homes may result in a lower density than the requested density, it should be realized that the reverse is also possible; the site may develop at its maximum density with no community open space, as depicted on the General Layout Plan.

Staff recommends that this request be deferred to a date certain for the following reasons:

1. Dedicated/plated access must be established, and proper sewer and water easements proposed within the planned development text and master site plan, in order for staff to properly assess the proposal as to its suitability for rezoning to medium density.
2. The text master plan map needs to be revised to match the above requested revisions to ensure mechanisms are in place for access and utility easements.
3. Consideration needs to be given as to public open space that might be desirable within this compact development.

Mr. Garry Merritt agreed with staff's recommendation for deferral.

Following review, a motion was made by Mr. Bill Brunson to defer this request until the August 7, 2007 Mainland Planning Commission meeting beginning at 6:00 p.m. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

ZM-2007-23 (M)

Consider a request to rezone from PD-G Planned Development-General to PD-R Planned Development-Residential, property consisting of 39.532 acres located on the south side of Glynco Parkway approximately 1,300 feet east of its intersection with Golden Isles Parkway, with approximately 1,875 feet of frontage on Glynco Parkway. The project is known as “Enclave at Gateway.” Parcel IDs 03-12106 & 03-14371. The property is currently part of the Golden Isles Gateway Planned Development. Robert C. Ussery, Ussery-Rule Architects, P.C., agent for The Athenaeum Group II, LLC, owner.

Mr. Robert Ussery and Mr. Henry S. Bishop, II were present for discussion.

The following report from staff was included in the packages for the Planning Commission’s review and was presented by Mr. Phillips:

The purpose of the request is to establish a separate Planned Development-Residential Zoning District to permit medium residential development of the property with dwelling and accessory uses at a density of sixteen (16) dwelling units per acre and with its own regulations, apart from the Golden Isles Gateway Tract.

Currently, the property is undeveloped and unused. The proposed land use is for medium density residential.

Engineering has cautioned the applicant regarding: 1) the need for a deceleration lane for access onto high volume trafficked Canal Road; 2) the need for additional right-of-way for maintenance of the drainage canal; 3) the location of the eastern access on Glynco Parkway relative to distance from Fairhaven Assisted Living’s access; 4) allowing turn-around space by the gated access to proposed medium density development; and 5) permission is needed to be obtained from the Corp of Engineers for any work that is to occur within jurisdictional wetlands as applicable.

Sewer capacity is not currently available to the site, and not anticipated to be in place for approximately 12 months. Therefore, the developer/applicant is cautioned that proposing medium density residential development must be done with the understanding that construction should not be completed and applicant will not be able to request occupancy until sewer improvements have been completed and accepted.

The anticipated number of students that will reside within this proposed conceptual development is approximately 215 at build-out [maximum 398 units x 0.54 students per unit equals 214.92 or 215 students].

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 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, the zoning proposal will add a medium density residential base to an area that is primarily commercial at present, positively affecting the existing uses by providing customers. There will be a positive effect for those trips generated that travel from the residential area to the nearby commercial businesses.**
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, it could be left undeveloped as it currently is.

- 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, sewer facilities need to be addressed by the owner/developer at their own expense insofar as capacity is currently not available from Glynn County and is not budgeted.

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

No; however, “Undeveloped, Unused” is not so much a statement of intent; rather it is more a statement of existing condition of land use in relation to Future Land Use alternatives.

- 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 is developing with some businesses such as various medical facilities, restaurants, a residential group dwelling (Fairhaven Assisted Living), and some residences. Medium density residential dwelling units would provide a mix of uses that could compliment current development.

The location chosen could be developed as either commercial or medium to high density residential. If this request is approved, it will consist of medium residential and could compliment the existing uses in the area.

Staff’s recommendation for this rezoning request is for approval for the following reasons:

1. The rezoning would establish residential uses within the area which would provide for a mix of uses over the entire overall land area around Glyngo Boulevard, as was originally intended by the Planned Development-General mixed use zoning. The location is convenient to I-95, the airport, and nearby shopping opportunities.

During a brief presentation, Mr. Robert Ussery clarified that the density is actually less than 16 units per acre. The density of 16 units is mentioned in the development text but if the project is divided up into pieces, none of the pieces would have a density greater than 16 units per acre. The overall maximum proposed is 398 units for the entire project as noted in the development text. Mr. Ussery also acknowledged the issue with the sewer and stated that the developers have been in discussions with the county. In addition, they have received a letter to the affect that the lift station does need improvements and they understand that those improvements are being designed.

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

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

PP-2006-027 (M) Majestic Oaks, Phase II

Consider a request for approval of a preliminary plat for a property located on the east side of Highway 82 approximately 3,000 feet northwest of its intersection with Highway 303. The project consists of 106 lots on 30.31 acres. Parcel ID number 03-19937. Roger Bennett, agent for Spartan Development Group, Inc, owner.

Mr. Roger Bennett was present for discussion.

According to the staff's report, which was presented by Mr. Landon, the property is currently vacant and wooded, but the proposed use is for a single-family subdivision. The site is shown for Agriculture/Forestry on the Future Land Use Plan.

The property was rezoned in 2000 to a planned development and phase I has already been constructed and recorded. Based on the acreage calculations provided, the proposed density for this phase is approximately 3.5 dwelling units per acre. This project is to be served by county water and sewer.

The site will be served by Highway 82. ITE (Institute of Traffic Engineers) data suggests that this project will generate an average 1,014 daily trips based on the number of dwelling units.

Staff's recommendation is for approval of this preliminary plat subject to meeting all requirements, including submittal of a plat for the Chairman's signature.

Following review, a motion was made by Mr. Jeff Counts to approve this request subject to staff's recommendations. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

PP-2007-009 (M) The Peninsula @ Golden Isles, Phase I

Consider a request for approval of a preliminary plat for property located on the south side of Buckswamp Road approximately 1 mile west of its intersection with Myers Hill Road. The project consists of 200 lots on approximately 341 acres. Parcel ID number 02-02351, 03-18586. Jeff Halliburton, agent for Spring Tide Communities, LLC & Yankee Landing, LLC, owner.

Mr. Jeff Halliburton was present for discussion.

According to the staff's report, which was presented by Mr. Landon, the property is currently vacant and wooded, but the proposed use is for a single-family subdivision. The site is shown for Agriculture/Forestry on the Future Land Use Plan.

This property is currently zoned Forest Agricultural; however, it is under consideration to be rezoned to a Planned Development. The Mainland Planning Commission recommended the rezoning for approval to the Board of Commissioners at its June meeting. The proposed development meets the requirements of the current Forest Agricultural zoning and of adopted Planned Development Text. Based on the acreage calculations provided, the proposed density for this phase is approximately 0.7 dwelling units per acre.

Technical comments from Engineering will need to be addressed before approval of construction plans, specifically the proposed improvements to Buckswamp Road. The site will be served by Buckswamp Road. ITE (Institute of Traffic Engineers) data suggests that this project will generate an average 1,914 daily trips based on the number of dwelling units. Additionally, the site is served by county water with a private STEP sewage treatment system.

Staff's recommendation is for approval of this preliminary plat subject to meeting all requirements, including submittal of a plat for the Chairman's signature.

Chairman Nevill asked if the common area located on the east side of this project would be used for a drip field. Mr. Halliburton replied no, the area that the Chairman is referring to will actually consist of berms, some aesthetics and things of that nature, but it is not planned for any type of drip irrigation.

Following discussion, a motion was made by Mr. Eric Croft to approve this preliminary plat subject to staff's recommendations. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

PP-2007-015 (M) Massey Estates, Phase II

Consider a request for approval of a preliminary plat for property located 300 feet east of Old CCC Road approximately 750 feet south of its intersection with Old Brookman Road. The project consists of 24 lots on 20.139 acres, and is a revision of a re-subdivision plan approved in 2006 (RP-2007-005 M). The project will be served by private streets, an existing private central water system, and individual septic systems. Parcel ID numbers 03-15000 through 03-15003. James Perry Fields, agent for Geotrak, Inc., owner.

Attorney James Perry Fields and Mr. Ernie Johns were present for discussion.

According to the staff's report, which was presented by Mr. Phillips, the property is currently vacant but is being proposed for a 24-lot residential subdivision. The site is shown for Low Density Residential

This area was originally approved for four lots on a private access easement as part of an overall 25-lot development, most of which involved lots fronting on Old CCC Road and Old Brookman Road. In 2006, a plan was approved allowing the four lots to be re-subdivided into 20 lots to be served by private streets, the private central water system serving the initial subdivision, and individual septic systems. Subsequently, while preparing construction plans for the re-subdivision, it was determined that the layout could be improved to better handle drainage.

Initially, Engineering indicated that construction plans would be needed; however, construction plans had not been submitted based on the approved 2006 re-subdivision, but in preparing the plans, the applicant determined that a different layout would improve the project drainage. Construction plans will need to address roads, drainage, and water system improvements.

The project can be expected to generate 230 daily trips, based on information from the Institute for Traffic Engineers (ITE). Data prepared for the 2005 Long Range Transportation Plan (LRTP) does not estimate trip counts for 2003 for Old CCC Road, but projects 2,000 trips per day for 2030.

Fire Department staff has reviewed the fact that the private water system was developed with four-inch water lines that are not capable of supporting fire hydrants. Instead, the developer and the Fire Department have agreed to provide for dry hydrants in the water bodies, which will have to be reviewed during the construction plan review phase to determine if they are adequate.

Staff recommends that this request be approved as the project meets ordinance standards and will not excessively burden existing infrastructure.

Following review, a motion was made by Mr. Buck Crosby to approve this request subject to satisfying environmental requirements on lot sizes. The motion was seconded by Mr. Bill Brunson. Voting Aye: Mr. Bill Brunson, Mr. Jeff Counts, Mr. Buck Crosby, Mr. Buddy Hutchinson and Mr. Gary Nevill. Abstained From Voting: Mr. Eric Croft.

SP-2007-016 (M) 134 Key Circle

Consider a request for approval of a site plan for property located on the east side of Key Circle Drive. The project consists of a 2,800 square foot storage/office building on 1 acre. The property is zoned LI Light Industrial. Parcel ID 03-10592. Property owned by Jim & Faye Duerk.

The applicants were present for discussion.

According to the staff's report, which was presented by Mr. Landon, the applicant is proposing the addition of a second 2,800 square foot building that is to be used for storage and limited office space. The site is shown for commercial on the Future Land Use Plan.

The Zoning Ordinance requires that all Limited Industrial site plans shall require Planning Commission approval.

The site is served by Key Circle Drive, a county maintained street, which is approximately 2,000 feet long and connects with Community Road.

This site is served by well and septic system. An expansion of the septic system may be required due to the expansion. Also, drainage conditions should be reviewed before issuance of a permit

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

Following review, a motion was made by Mr. Buddy Hutchinson to approve this request subject to meeting all 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.

Mr. Derrick Heck of John Tuten & Associates was present for discussion.

According to the staff's report, which was presented by Mr. Phillips, this request was deferred from the June 5th meeting to allow the applicant's representative to be present and to obtain additional information on the proposal. A revised site plan for the entire site has been submitted.

This site is shown for Low Density Residential use on the Future Land Use Plan. The applicant is proposing to add a classroom wing at and make additional incidental improvements to the existing school.

The Zoning Ordinance requires that all projects in planned development zoning districts obtain Planning Commission site plan approval.

A Land Disturbing permit has been approved. The site is served by county water and sewer. Also, drainage conditions will be reviewed before issuance of a building permit.

The site is served by Harry Driggers Boulevard, which operates at level of Service "C" or better (no current traffic count data is available). The proposal will not increase the enrollment, but will accommodate moving existing students into permanent classrooms.

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

Following review, a motion was made by Mr. Buddy Hutchinson to approve this request, subject to meeting all requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

TA-2007-011

Consider an amendment to the Glynn County Subdivision Regulations, Article VI (Design Standards), Section 602 (Streets), Subsection 602.2 (General Provisions), (g) Permanent Dead-End Streets, so as to modify the provisions regarding the length of permanent dead-end streets; and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. David Hainley

Following review, a motion was made by Mr. Eric Croft to recommend approval of this amendment. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

TA-2007-012

Consider an amendment to the Glynn County Subdivision Regulations, Article VI (Design Standards), Section 602 (Streets), Subsection 602.5 (Private Streets), (c) so as to modify the provisions regarding repair and maintenance of water and sewer facilities located in private streets; and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. David Hainley

Following review, a motion was made by Mr. Jeff Counts to recommend approval of this amendment. The motion was seconded by Mr. Eric Croft and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 7:35 p.m.