

MINUTES

MAINLAND PLANNING COMMISSION JANUARY 8, 2007 - 5:00 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
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.

Review Meeting Procedures

A motion was made by Mr. Wayne Stewart to suspend review of the meeting procedures (with the exception of approval of the minutes and the procedure for deferrals) and instead, discuss the meeting procedures at the January 9th Joint Workshop. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

Appointment - Recording Secretary

A motion was made by Mr. Wayne Stewart to retain Mrs. Janet Loving as the Recording Secretary for the Mainland Planning Commission for 2007. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

Minutes - December 5, 2006

A motion was made by Mr. Wayne Stewart to approve the Minutes of the December 5, 2006 Mainland Planning Commission meeting subject to any necessary corrections. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Bill Brunson, Mr. Jeff Counts, Mr. Buddy Hutchinson, Mr. Gary Nevill and Mr. Wayne Stewart. Mr. Buck Crosby, who did not attend the December 5th meeting and Mr. Eric Croft, who was not a member at that time, abstained from voting.

Chairman Nevill took this opportunity to introduce and welcome Mr. Eric Croft as the new member appointed to the Mainland Planning Commission. Afterward, the Chairman gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

Mr. York Phillips advised that the applicant/agent for Rezoning Application **ZM-2006-043 (M)** requested that this item be continued. Thereupon, a motion was made by Mr. Wayne Stewart to defer this item until February 6, 2007 Mainland Planning Commission meeting, beginning at 6:00 p.m. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

ZM-2006-035 (M)

Consider a request to rezone from FA Forest Agricultural to PD Planned Development property consisting of approximately 15.6 acres located on the north side of McKenzie Drive approximately 3,000 feet from its intersection with Highway 341. Parcel ID 03-07364. Turnpike Creek LLC, owner.

Mr. Ernie Johns was present for discussion.

It was noted that this request was deferred from the December 5, 2006 meeting. For the record, a detailed analysis and the findings of fact as outlined under Section 1103 of the Glynn County Zoning Ordinance are contained in the Minutes of December 5th meeting.

According to the staff's report, this property is currently zoned FA, and is adjacent on the west to a Planned Development named Brobston Plantation, to the south

by a future Glynn County school site, and to the north by property that has been rezoned to Planned Development. The McKenzie Road area is a rapidly developing residential area. This is a potential medium to high density residential node due to its close proximity with Glynn County School sites.

Mr. Eric Landon explained that the original submission was for a request to rezone to General Residential, but after discussion at the December 5th meeting and the December 12th workshop, the applicant amended his request and submitted an application for a Planned Development rezoning. However, staff has not had an opportunity to review the PD text, which was submitted on the same day that the reports were formulated. Therefore, staff is recommending that this request be deferred to allow enough time for staff to review the PD text. Also, the applicant needs to work with County Engineering staff to discuss access to this site and provide a plan for resolving the access issue. County Engineering and Public Works will need to determine if the existing street can provide adequate and safe access.

Chairman Nevill agreed that staff needs more time to review the PD text, but he would like to address some of the issues at this time. He stated that according to the text, *C) Land Use and Development*, the maximum height restriction is listed at 60 ft., but further in the text it is listed at 50 ft. Also, lot sizes and width for single-family dwelling units should be clarified. Additionally, perhaps there should be a minimum lot width requirement listed under *D) Exceptions or Variations from the Requirements*. Mr. Ernie Johns stated that he would correct the discrepancies and clarify the language in the text. Mr. Stewart suggested that the term “may” be deleted with regard to the *common areas, parks and green space*. Mr. Johns concurred.

Following discussion, a motion was made by Mr. Wayne Stewart to defer this request until the February 6th Mainland Planning Commission meeting, beginning at 6:00 p.m. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2006-042 (M)

Consider a request to rezone from OC Office Commercial to FA Forest Agricultural, property consisting of approximately 3.2 acres located on the east side of Highway 99 at the intersection of Highway 99 and Highway 32. Parcel ID 03-07649. Leon Braun, agent for LMB Development Inc., owner. **(Continued from December 5, 2006)**

Mr. R. M. Ray was present for discussion.

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

Prior to June 2005 this property was zoned FA Forest Agricultural and on June 16, 2005 it was rezoned to OC Office Commercial. The approval of the rezoning by the Glynn County Board of Commissioners included the following conditions: 1) commercial use only; 2) site plan approval by the Planning Commission and by the Board of Commissioners; and 3) increase setback to 30 ft. along Highway 99 and Highway 32.

Currently, the Long-Range Transportation Plan shows that Highway 32 will be widened to 4 lanes from US 17 to the intersection of Hwy 341 (project PI# 0004814 & 0004815). Highway 99 from US 82/SR 520 to Highway 32 is being considered for widening from 2 lanes to 4 lanes.

The adopted Glynn County Comprehensive Plan Future Land Use Map indicates this area for Agriculture/Forestry.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:

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

The development trend for the surrounding area is a mix of residential and agricultural/forestry uses. The proposed zoning is consistent with the surrounding zoning and land uses.

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

The proposed change is consistent with the surrounding zoning and development pattern for the area.

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

Yes, the existing zoning allows for a single-family residential, as well as a variety of other forest agricultural 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.

If this site is considered for single-family residential development then special attention will need to be given to the intersection of Highways 99 & 32. The Board of Commissioners increased the setback to thirty-feet along Highways 99 & 32. It is recommended that the 30 ft. setback remain.

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

The county's adopted Comprehensive Plan Future Land Use Map identifies this area for Agriculture/Forestry. The proposed application is consistent with the Comprehensive Plan.

- 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 access to this site is a concern.

The proposed use is consistent with the surrounding zoning and development trends for the area.

Mr. Landon stated that previously, staff recommended that this request be deferred to resolve the 30 ft. setback issue; however, the applicant has discussed this issue with the engineering staff and they all agreed that the 30 ft. setback would be appropriate for addressing DOT's requirement for access on Highway 99. Therefore, at this time staff's recommendation is for approval with the condition that the applicant continues to keep the 30 ft. setback on Highway 99.

Mr. Stewart stated it appears that the applicant does agree to the setbacks remaining due to placement of the water and sewer lines. Mr. R. M. Ray explained that he spoke with Mr. Billy Smith of DOT who advised him that DOT only requires 24 ft. However, he has no problem with the 30 ft. setback if the county feels that it is necessary.

Following discussion, a motion was made by Mr. Wayne Stewart to recommend approval of this request (subject to staff's recommendation). The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

TA-2006-12

Consider an amendment to Article IX of the Glynn County Subdivision Regulations to repeal Section 902; and for other purposes.

Mr. Phillips explained that this item was part of the discussion when Sections 801 and 802 were being modified. As a result, a proposal was initiated for several amendments to this section, which provides for unpaved roads. However, after considerable discussions following earlier hearings and work sessions, both Planning Commissions determined that the best approach would be to repeal the section entirely.

Additionally, they determined that a variance may be granted from the paving requirement where a hardship is shown, and therefore the provision is otherwise unnecessary.

Mr. Phillips stated that staff is recommending that the Mainland Planning Commission approve this amendment. He pointed out that the Islands Planning Commission recommended approval at their regular meeting of November 21, 2006.

Mr. Stewart stressed that the Planning Commission is not trying to deny anybody the right to develop property with respect to drainage or maintaining private roads, etc. but hopefully this approach will curtail some of the recent abuse that the Planning Commission has had to deal with. He stated that applications will continue to be reviewed on a case-by-case basis.

Following discussion, a motion was made by Mr. Buddy Hutchinson to recommend approval of this amendment. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

TA-2006-15

Consider an amendment to the Glynn County Zoning Ordinance, Article III (Definition and Interpretation of Terms used in This Ordinance), Section 301 (Interpretation of Certain Terms of Words), to amend the definition of "Building Height," and for other purposes.

According to the staff's report, the intent of this amendment is to make the definition correspond to revised Flood Insurance Rate Maps adopted for Glynn County. The regulation on the height of a building was changed in recent years to allow limited flexibility for buildings that must have the first floor above the flood elevation. In the fall of 2006, FEMA introduced new maps that are based on more recent topographic information. The base flood elevations have changed on these maps, but so have the base elevations. There is almost no practical difference in the resulting actual elevations, but the rule needs to be clarified to avoid confusion.

Following review, a motion was made by Mr. Wayne Stewart to recommend approval of this amendment. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

PP-2006-028 (M) Avondale Phase I

Request for approval of a preliminary plat for property located north of Emanuel Church Road between Emanuel Church Loop Road and Ratliff Road. The project consists of 60 lots 46.55 acres. The property is zoned FA Forest Agricultural.

Mr. Gary Johns was present for discussion.

According to the staff's report, this project is proposed to use Glynn County water and individual septic tanks. The variance for sewer has been approved.

This item was reviewed by the Mainland Planning Commission at the December 5, 2006 regular meeting and at the December 12, 2006 workshop. Staff's comments have either been addressed or can be addressed prior to final plat processing. Therefore, staff's recommendation is for approval subject to verification that all requirements have been met, and subject to submittal of a corrected preliminary plat. Three (3) signed, revised copies must be submitted for the Planning Commission Chairman's signature to complete the preliminary plat process.

Mr. George O'Brian of Environmental Health explained that he was in error at the time of his review of this plat in November. His office received this plat in August of 2004. At the time the plat was submitted, the rules in affect at that time required that the 50 ft. DHR setback be delineated on the plat, but the rules did not require that the 50 ft. be subtracted from the lot size. With one minor exception, which can be fixed on the final plat, this preliminary plat meets the requirements of the Glynn County Environmental Health Department.

Chairman Nevill had questions about the easement areas. Mr. O'Brian stated that easement areas would still be subtracted from lot areas; however, in discussing this issue with Mr. Gary Johns, he understands that drain lines will be sub-surfaced, and as long as nothing is built on top of them, he does not have a problem with not subtracting them out.

Mr. Wayne Stewart reiterated his concerns expressed at the December 5th meeting regarding the flag lots and the fact that the two roads are not connected along the back of the area. Mr. Gary Johns explained that some of the property with the larger lots does not contain good soil and the property would need considerable modifications. He stated that the area consists of moderately low property. Mr. Jeff Counts agreed and added that it would not be cost effective to connect the two roads due to the quality of soil in the area and the amount of work it would take to replace the bad soil.

Chairman Nevill pointed out that if there is a motion for approval, he would like it stipulated that before affixing his signature, the plat will be revised to bring all of the lots up to the half acre requirement. Thereupon, a motion was made by Mr. Buddy Hutchinson for approval of this request subject to the applicant modifying the plat to

bring all of the lots up to the half acre requirement. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

SP-2006-029 (M) Canal Storage

Request for approval of a site plan for a property located on the east side of Canal Road approximately 3,200 feet from its intersection with Golden Isles Parkway. The project consists of 9,500 square feet of commercial space, and 118,000 square feet of storage space on approximately 7.35 acres.

During staff's review, it was determined that staff's comments have either been addressed or can be addressed with the building permit site plan. Therefore, staff's recommendation is for approval of this site plat subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the Planning Commission's action. Note that if approved, this site plan will expire on January 8, 2009 unless the building permit is issued and construction has begun.

The Planning Commission members expressed favorable comments regarding this site plan. Afterward, a motion was made by Mr. Wayne Stewart for approval subject to staff's recommendations. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

BP-2007-01 (M)

Request for approval of a site plan for construction of a warehouse building located on the north end of Young Drive, approximately 1,700 feet north of Glyndale Road. The site consists of approximately 4.5 acres, and is zoned LI Limited Industrial.

According to the staff's report, this proposed storage building is approximately 5,400 square feet. A similar, but larger, building was permitted in late 2004, but did not receive site plan approval.

This site is shown for industrial use on the Future Land Use Plan. The area between this property and Glyndale Drive is also shown for industrial. The area to the southwest is shown for commercial, and the area to the northeast is shown for low density residential.

The site is triangular in shape and is bounded on the southeast by other industrial properties. The other sides are adjacent to existing rail lines. Interstate 95 is just to the northwest. The character of the area generally is industrial. The nearest residential properties are over 100 feet away and are separated from this site by the railroads.

Drainage conditions should be reviewed before issuance of a permit. 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. A waiver from the requirement for connecting to water and sewer may be required under the Water and Sewer Ordinance. Also, the site is primarily used for storage and therefore traffic is fairly low. Staff's recommendation is for approval subject to meeting all ordinance requirements.

During the course of discussion, Chairman Nevill advised that before any permits are issued, he would like to see the revised plan, basically with the narrative including parking, etc. in accordance with Section 619.2

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve this request subject to meeting all ordinance requirements and subject to the Chairman's review of the revised plan before issuance of any permits. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 6:00 p.m.