

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

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

ABSENT: Eric Croft

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

Review Meeting Procedures

A motion was made by Mr. Wayne Stewart to dispense with reading new meeting procedures and to retain the regular procedures as previously carried out by the Chairman of the Planning Commission. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

Chairman Nevill gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

Minutes - January 8, 2007

Upon a motion made by Mr. Buck Crosby and seconded by Mr. Wayne Stewart, the Minutes of the January 8th Mainland Planning Commission meeting were approved and unanimously adopted.

Request To Add Preliminary Plat

A motion was made by Mr. Wayne Stewart to add *The Refuge* Preliminary Plat to the agenda for discussion purposes only. Action will be taken on this item at the regular workshop scheduled for Tuesday, February 13th beginning at 9:00 a.m. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

ZM-2006-043 (M)

Consider a request to rezone from R-20 Single-Family to GC General Commercial property consisting of approximately 3 acres located on the northeast side of Highway 82 approximately 600 feet north west from its intersection with Highway 17 Parcel ID 02-00714, 02-00715. Property owned by Libbie Shannon Estate; James Perry Fields, agent.

Mr. Eric Landon advised that the applicant for this item requested a deferral. Thereupon, a motion was made by Mr. Wayne Stewart to defer this item until the next Mainland Planning Commission meeting. The motion was seconded by Mr. Buddy Hutchinson 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. Property owned by Turnpike Creek LLC.

Mr. Ernie Johns was present for discussion.

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

This property is currently zoned FA and is adjacent on the west to a Planned Development named Brobston Plantation, to the south by the 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.

Access is difficult due to the configuration of McKenzie Road. The site will be served by county water and sewer by way of the new lines being constructed on US 341. This application consists of 15.64 acres, 11.19 of which are to be used for residential development. The proposed density of this site is 10 dwelling units per acre, with a maximum of 99 dwelling units.

The adopted Glynn County Comprehensive Plan Future Land Use Map indicates that this area is designated 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 residential in nature. The proposed zoning is consistent with the emerging zoning and land uses in the area.

- 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.

- 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.

The status of McKenzie Road at this location is unclear as to how it will work with this development. There is a dramatic curve in McKenzie which makes maneuvering in and out of this location difficult. This location would require the expansion and use of county water and the addition of a lift station to accommodate sewer impacts.

- 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 not 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 condition of the access to this site is a concern. Also, the proposed zoning allows for a maximum of 10 dwelling units per acre, which is not consistent with the density policy of the Mainland Planning Commission.

The proposed use is consistent with the surrounding zoning and development trends for the area; however, the density at ten units per acre exceeds the density limit in the recently established guidelines. In addition, the road access is difficult due to the severe turn in the road. If a better means of access can be established more directly connecting this site to US 341, staff would support the proposition that densities in the vicinity of major activity centers be increased.

Mr. Landon stated that staff's recommendation is for approval subject to the applicant working with the County Engineering staff to provide a plan for resolving access. County Engineering and Public Works will need to determine if the existing street can provide adequate and safe access. No building permits or platting can be approved until adequate access to the site is approved by County Engineering staff.

Chairman Gary Nevill had questions concerning the following language contained in Section C (*Land Use & Development Standards*) of the text: "No multi-family building shall be built on any lot smaller than a half acre." He wanted to know if the reference to multi-family means duplex, triplex or town homes. Mr. Ernie Johns stated that the applicant is planning to build town homes. Chairman Nevill also had questions about the setbacks. The text references 7 ft. from any side street. He asked if there would be a problem with going with the 10 ft. Mr. Johns replied no.

Mr. Wayne Stewart stated that General Residential zoning allows a variety of uses. He then asked if the applicant would have a problem with deleting the reference to GR listed under *Land Use and Development Standards*, to which Mr. Johns replied no.

At this time, Mr. Ernie Johns stated that on behalf of the applicant, he is asking the Planning Commission for approval of this PD Text.

Following discussion, a motion was made by Mr. Jeff Counts to recommend approval of this request with the exception of the increase of the side street setback to 10 ft. and subject to deleting the phrase GR in the Land Use portion of the Text. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2006-045 (M)

Consider a request to rezone from R-20 One-Family Residential and FC Freeway Commercial to HC Highway Commercial property consisting of 5.488 acres located on the southwest corner of Highway 303 and Fancy Bluff Road. Parcel ID 02-00740, 02-00770. Property owned by Walt Kinnerly; Atlantic Survey, agent.

Mr. Ernie Johns was present for discussion.

According to the staff's report, this particular site is mostly natural with trees and other vegetation with the exception of a single-family home located on the R-20 portion of the property.

The surrounding zoning and uses are a mix of commercial sites. Properties to the north, east, and west are all zoned HC. This application appears to be consistent with the surrounding zoning pattern. The proposed request is also consistent with the county's Comprehensive Plan Land Use Designation.

The property has approximately 450 ft. of frontage on SR 303 and approximately 750 ft. of frontage of Fancy Bluff Road. Access to SR 303 will require DOT approval. The average daily traffic for this location is 17,380 bi-directional trips.

County water is available at this location and county sewer is available by means of a low pressure pumping system.

Mr. Landon stated that staff's recommendation is for approval of this request.

Mr. Ernie Johns stated that on behalf of the applicant, he is asking the Planning Commission for approval of this request.

Mrs. Pauline Jones, adjacent property owner, wanted to know what the applicant is proposing to build on the property. She also asked if there would be a buffer between her property and the proposed development. Chairman Gary Nevill stated that buffers are not required in this particular instance, but the area would probably be fenced. He stated

that a storage facility will be constructed on half of the property. Mr. Ernie Johns confirmed that the applicant only intends to put a mini-storage facility on a portion of the property. Mr. Stewart suggested that the Planning Commission ask for site plan approval on the remainder of the property and notify Mrs. Jones when the site plan is brought back for review. He explained to Mrs. Jones that the site plan would show more details. Mrs. Jones asked if the applicant is proposing to put up a fence, to which Mr. Johns replied yes. Mr. Phillips agreed to notify Mrs. Jones and other adjacent property owners of the time and date that the site plan will be reviewed.

There being no further discussion, a motion was made by Mr. Buddy Hutchinson to recommend approval of this request subject to revisions to the site plan. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

The Refuge/Preliminary Plat

Request for approval of a preliminary plat for a property located on the north side of Lakes Drive approximately 1,100 ft. from its intersection with Highway 82. The project consists of 191 single family lots on 190 acres and is zoned PD Planned Development.

Mr. Kip Goodbread was present for discussion.

Chairman Gary Nevill reminded everyone that this item was added to the agenda for discussion purposes only. He stated that most of the issues have been addressed but there are still some unresolved drainage issues. He pointed out revisions that he would like to see on the plat, i.e., comments relative to water and sewer. Also, the plat shows a 20 ft. offset towards the wetlands. He then asked Mr. Goodbread to explain what the 20 ft. represents. Mr. Goodbread stated that the 20 ft. denotes the offset of the phase line from the back property line and its purpose is to prevent overriding on the property line. Chairman Nevill stated that perhaps this should be labeled on the plat as a 20 ft. phase line to avoid being confused with an easement. Additionally, he asked that wetlands be depicted on the plat, along with a line indicating where Lakes Drive is located.

Mr. Paul Andrews explained that the drainage issues are regional and the project engineers are working toward a solution, which they have agreed to present with the construction plans.

At the end of discussion, Chairman Nevill reiterated that action on this revised plat is expected at the upcoming work session scheduled for Tuesday, February 13th at the Harold Pate Building, beginning at 9:00 a.m.

SP-2006-030 (M) Old Fort

Request for approval of a site plan for property located on the south side of Candler Drive approximately 600 ft. east of its intersection with Martin Palmer Drive. The project consists of 8,100 square foot retail/office building on 1.12 acres, and is zoned PD Planned Development.

Mr. Kip Goodbread was present for discussion.

According to the staff’s report, this site is located within the Southport Planned Development (GC-07-92) and is designated as Low Density Residential Use on the Future Land Use Plan.

Engineering has determined that this project is compliant for Planning Commission approval; however, drainage conditions will need to be reviewed before issuance of a permit. In addition, an LDA will be required prior to development.

The site is served by Candler Drive, which is currently a county maintained street. Candler Drive is approximately 1,700 feet long and connects Martin Palmer Drive with Southport Parkway. The site is also served by county water and sewer. A waste water acceptance letter from the County Administrator is required for this site. EPD review and approval is required as well. Staff’s recommendation is for approval.

Mr. Goodbread stated that on behalf of the applicant, he is asking that the Planning Commission approve this site plan request.

Following review, a motion was made by Mr. Jeff Counts to approve this site plan subject to meeting all requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

SP-2006-031 (M) Southport Lots 4 & 5

Request for approval of a site plan for property located on the west side of Martin Palmer Drive approximately 1,200 feet south of its intersection with Highway 17. The project consists of 14,250 square feet of office, commercial, retail, and warehouse space on 3.747 acres, and is zoned PD Planned Development.

Mr. John Hunkele of Coastal Engineering was present for discussion.

According to the staff’s report, this site is currently vacant but is shown for Low Density Residential use on the Future Land Use Plan. The proposed use consists of four structures and a combination of commercial uses.

Engineering has determined that this project is compliant for Planning Commission approval; however, drainage conditions will need to be reviewed before issuance of a permit.

The site is served by Martin Palmer Drive, which is a county maintained road. Martin Palmer Drive is approximately 3,100 feet long and connects Highway 17 south with Southport Parkway. Additionally, the site is served by county water and sewer. A waste water acceptance letter from the County Administrator is required. EPD review and approval is also required.

Mr. Landon stated that staff's recommendation is for approval.

Mr. Hunkele stated that on behalf of the applicant, he is asking for the Planning Commission's approval of this site plan.

Following a brief discussion, a motion was made by Mr. Bill Brunson to approve this request subject to meeting all requirements. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

TA-2006-016

Consider an amendment to Section 802 of the Glynn County Subdivision Regulations, to provide for the addition of Subsection 802 (f), to provide for exception to the prohibition of re-subdivisions or changes to approved subdivisions on St. Simons Island, and for other purposes.

The amendment was included in the packages for review and was presented by Mr. Dave Hainley, who pointed out that staff's recommendation is that of the Islands Planning Commission who voted to defer this item and continue discussion at a joint workshop. The members concurred. Thereupon, a motion was made by Mr. Wayne Stewart to defer this item to the February 13th Joint Workshop for additional discussion. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

TA-2007-001

Consider an amendment to the Glynn County Zoning Ordinance, Article VI (General Provisions), Section 609 (Accessory Uses), Subsection 609.1 (Uses Customarily Accessory to Dwellings and/or Mobile Homes on Individual Zoning Lots), to change item (e) concerning the keeping of dogs and cats; and for other purposes.

According to the staff's report, this is a proposal to amend the Zoning Ordinance to change item (e) concerning the keeping of dogs and cats as an accessory use to a residence. The current language limiting the number of dogs and cats has created difficulty in court in connection with its enforcement. The proposed language will provide clarification and facilitate enforcement. Staff occasionally must enforce a limit on the number of dogs and cats kept in a residence to prevent unnecessary burden on neighboring properties. The current ordinance language can create problems with enforcement when court action is required. Staff's recommendation is for approval.

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

There being no further business to discuss, the meeting was adjourned at 6:45 p.m.