

MINUTES

MAINLAND PLANNING COMMISSION DECEMBER 4, 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: Jason Counts

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Sarah Smolek, Planner I
Kristina Wright, Planner I
Paul Andrews, Assistant County Engineer
Judy Donaghy, Admin Technician
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 procedures and audience participation in discussing agenda items.

MINUTES

November 5, 2007 Regular Meeting

November 13, 2007 Called Joint Meeting

A motion was made by Mr. Wayne Stewart and seconded by Mr. Bill Brunson to approve the Minutes of the November 5th Regular Meeting and the Minutes of November 13th Joint Meeting. Voting Aye: Mr. Bill Brunson, Mr. Eric Croft (November 5th), Mr. Buddy Hutchinson, Mr. Gary Nevill and Mr. Wayne Stewart. Mr. Buck Crosby did not attend the meetings and therefore abstained from voting. Mr. Croft did not attend the November 13th meeting and also abstained from voting.

Agenda - Additions, Deferrals, Deletions, Postponements

A motion was made by Mr. Wayne Stewart, seconded by Mr. Buck Crosby and unanimously adopted to move **ZM-2007-037 M** and **ZM-2007-038 M** to the top of the agenda. At staff's request, a motion was also made by Mr. Wayne Stewart to defer **TA-2007-013** due to revisions proposed by the Islands Planning Commission. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-037 (M)

Consider a request to rezone from R-12 One-Family Residential to Mobile Home Park for property consisting of approximately 6.6 acres located between Frazier Road and Fraser Street, and lying on both sides of Benfield Lane. The purpose of the request is to zone the property based on its actual use. Parcel ID 03-04314.

Ms. Marian B. Benfield, property owner, was present for discussion.

Mr. Hainley stated that staff received a request from a County Commissioner to have this item deferred until the February 5th mainland meeting for additional study due to the non-conforming uses in the area.

During a brief presentation, Ms. Benfield stated that she placed a new mobile home on the property but GA Power would not turn the power on because the area was not zoned for another mobile home, which is why she requested the rezoning. Chairman Nevill explained to Ms. Benfield that a County Commissioner has requested that the Planning Commission defer this item in order to clear up some unresolved issues. However, Ms. Benfield stated that the only problem with that is the fact that GA Power turned the power on temporarily for six months and the time is about to expire. Mr. Hainley stated that the deferral would stay that time until the item is reviewed and resolved by the Board of Commissioners. Ms. Benfield asked if she would be notified of the next meeting, to which Mr. Hainley replied yes.

There being no further discussion, a motion was made by Mr. Wayne Stewart to defer this item until the February 5, 2008 Mainland Planning Commission meeting beginning at 6:00 p.m. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

ZM-2007-038 (M)

Consider a request to rezone from Limited Industrial to Highway Commercial, property consisting of 1.476 acres located on Community Road east of its intersection with Habersham Road. The property has approximately 235 feet of frontage on Community Road. The purpose of the request is to allow a retail center. The project is known as “Key Industrial Park, Lot 15.” Parcel ID 03-04969. Don Hutchinson of Korb Engineering Co., agent for Robert Todd Hope, Sr. and Chris M. Owens, Brunswick, owners.

Mr. Don Hutchinson was present for discussion.

The following report from staff was included in the packages for review and was presented by Ms. Sarah Smolek.

The subject parcel is surrounded by Limited Industrial zoning; however, in the larger Key Industrial Park area, there are many Highway Commercial parcels, particularly among those also fronting on Community Road.

According to Engineering, drainage issues would need to be addressed on later submissions. The GA DOT will have to approve the driveway location and the use of the driveway. If the driveway exists, then the GA DOT will have to approve the additional use.

This project will be served by Community Road and the site is proposed to be served by city water with private sewer.

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 surrounding mix of commercial and industrial 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.

A commercial use would bring lighter vehicle traffic and less heavy vehicle traffic than an industrial use.

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

Yes, the rezoning would bring the parcel into conformity with the Future Land Use map.

- 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.

The proposed amendment is consistent with the Future Land Use Map and with the character of the surrounding area. Therefore, staff’s recommendation is for approval.

Mr. Stewart asked if the applicant would have a problem with site plan approval. Mr. Don Hutchinson replied no.

Following discussion, a motion was made by Mr. Bill Brunson to recommend approval of this rezoning subject to site plan approval. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-027 (M)

Consider a request to rezone from Forest Agriculture to Planned Development, property consisting of 27.99 acres located on Highway 99 at Chanslor Road. The address of the property is 4972 Highway 99. The property has approximately 2,501 feet of frontage on SR 99. The purpose of the request is to allow a commercial development. The project is known as “Chanslor Crossing.” Parcel ID 03-21099. Steve Perkins and Ronda Martin of Akron Ohio and Rick O. Smith and Daniel R. Coty, Jr., of Southern Real Property, Inc., owners. *This item was referred to the Mainland Planning Commission by the Board of Commissioners on November 1, 2007.*

Mr. Cameron Owens was present for discussion.

The following updated background information was provided for the Planning Commission’s review:

A neighborhood meeting was held on November 29, 2007 at 6pm in the Sterling Elementary School cafeteria and the following points were brought up for discussion:

- ❑ The railroad name “CSX” is incorrect on the schematic drawing submitted by the applicant.
- ❑ The entrances depicted do not illustrate the entrance of Georgia Pacific which was said to be on the opposite side of Highway 99 from where Chanslor Road intersects.
- ❑ A base (current) traffic count for Highway 99 (3,670 ADT, 2006 data) needs to be established. The current level of service (2006 data) is considered to be C or better for Highway 99 at the Chanslor Road intersection.
- ❑ A data breakdown of truck trips vs. other vehicle trips is needed. The normal percentage of truck traffic is considered to be about 10% of all trips. It would be important to learn of what the percentage is at or near Georgia Pacific’s property and access, to see if this follows the normal trend, or if instead an abnormally high percentage of truck traffic occurs based on the presence of this large business in the area.
- ❑ A question was raised as to whether an LDA (Land Disturbing Activity) permit was obtained for land nearby Georgia Pacific, that was to be “timbered” but was instead “grubbed and cleared.” An answer to that question was researched and permit numbers LDA #2006-069 for Owens 13-ac Tract (Clearing) and LDA #2006-077 for Perkins-Martin Land (Clearing) were identified as having been issued.
- ❑ The proposition of deferring the rezoning request or denying the zoning request in order for the applicant to (a) cull the list of potential permitted land uses; (b) better specify the list of permitted land use; (c) better define the purpose of the rezoning; and (d) better plan the locations of the limited and specific permitted land uses for the subject property was discussed in the public forum and by staff after the meeting.
- ❑ Finally, the meeting was held giving the benefit of the doubt to the rezoning request proposal, even after staff learned that the original agent was no longer a part of the project proposal. There was an understanding that a new application would be submitted by the time of the neighborhood meeting, with the correct names and contact information for the updated proposal. This has not yet been done.

The above discussion points and issues represent some but not all of those that were brought up at the neighborhood meeting and outlined the next day after the meeting. No official actions were taken at the meeting or afterwards as a result of the meeting.

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 use may be suitable depending on the magnitude and intensity of the retail use(s) and the multi-family uses, the total amount of traffic generation, and the configuration of the traffic network designed to handle the traffic.

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

No, but it is possible to have an adverse effect if commercial and residential development generate excessive traffic for the proposed road network and design.

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

Yes, it could be used for agricultural or farming purposes..

- 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.

It is not known at this time because it depends specifically on what is developed there.

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

No. The Future Land use for the site is Agriculture/Forestry, which is not consistent with the proposed rezoning for Commercial and Medium Density Residential uses.

- 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 existing condition is that substantial residential subdivision development is occurring adjacent to and within the area surrounding the site. This residential community has voiced support for more residential development

at this site, and this community plus additional future residents could provide a customer base to support commercial uses.

In conclusion, Chanslor Crossing proposes a mix of commercial and multi-family residential uses for the property. If properly developed, this request could be a desirable proposal. However, the possible combinations of retail, commercial, and multi-family units are not pre-planned to a certainty that allows solid estimates to be generated. Provided this request is approved, than caution should be used with respect to the traffic generation characteristics of each site as it is presented in the context of the area overall (long range projections), and the overall transportation network and flow should be assessed with each individual added development, whether commercial or residential, to enable the overall site to become an asset rather than a burden. Staff recommends that this request be approved with the following contingencies:

1. Each site undergoing site plan approval shall conduct and submit a traffic generation proposal along with their site plan submittal.
2. The road network shall allow for separation of pedestrian and vehicular traffic within and throughout the design layout (safety designed sidewalks, streets, intersections and parking lots).
3. Chanslor Road intersection shall be maintained at a Level C service level.
4. Set aside space for a school bus pullover and pick-up.

Mr. Stewart reminded staff of the additional stipulations that no drinking establishments and no truck terminals shall be allowed.

Mr. Greg Wilkes pointed out that the residents in the area were opposed to the original proposal to allow Light Industrial but he distributed the current request for Planned Development and did not receive any negative responses from the residents.

Attorney Taylor Haley, representing the Sterling Industrial Park Association, was present to oppose this request due to traffic and safety issues. She stated that the zoning is incompatible with the area and pointed out that the plan, as written, is ambiguous and does not provide enough information. Attorney Haley stated that this is not the best use of the property and approving this request would be short-sighted. Therefore, on behalf of the Sterling Industrial Park Association, she is soliciting a recommendation of denial.

Also present to speak in opposition were Mr. Eric Vaughn and Ms. Kim Jones of Sea Board Construction, Mr. Joel Willis of the Development Authority and Mr. Randal Morris of GA Pacific. Their primary concerns were public safety relative to night operations, increased vehicle and rail traffic, and noise.

Mr. Cameron Owens, applicant, gave a brief explanation of why he chose the Planned Development zoning, pointing out that when he submitted the previous proposal to allow an industrial development none of the industrial community leaders showed up for the meeting. Mr. Owens stated that he would like to move forward with this request and he is asking for the Planning Commission's approval.

Several members of the Planning Commission expressed the same concerns as Mr. Owens that the industrial community (unlike the residents clad in red tee shirts) did not attend the previous meeting when the original prospect was industrial, which leaves many of them to conclude that the industrial community would not be satisfied with any proposal. Therefore, at the end of discussion, a motion was made by Mr. Buck Crosby to recommend approval of this request subject to the following.

1. Each site plan application to be accompanied by a traffic generation proposal for evaluation with the site plan submittal;
2. Each submittal shall depict and demonstrate the separation of pedestrian and vehicular traffic utilizing safety designed sidewalks, streets, intersections and parking lots as applicable;
3. Chanslor Road intersection shall be maintained at Service Level C;
4. A space shall be set aside for a bus pullover and pick-up location within the Chanslor Crossing Planned Development;
5. No drinking establishments shall be allowed; and
6. No truck terminals (truck stops) shall be allowed.

The motion was seconded by Mr. Wayne Stewart. Voting Aye: Mr. Bill Brunson, Mr. Eric Croft, Mr. Buck Crosby, Mr. Gary Nevill and Mr. Wayne Stewart. Abstained From Voting: Mr. Buddy Hutchinson.

ZM-2007-033 (M)

Consider a request to amend the Planned Development Text for the Golden Isles Gateway Planned Development for property located on the east side of Chanslor Road approximately 3,100 feet south of its intersection with Highway 99 and consisting of 202.951 acres. The change would allow a reduction in lot width and size. The property is zoned Planned Development. Parcel ID: 03-21121. Greg Wilkes, owner. *This item was continued from the November 5 meeting.*

Mr. Greg Wilkes was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review and was presented by Ms. Kristina Wright:

This property is located within the former Parcel T-1 the Golden Isles Gateway PD which was a Development of Regional Impact (DRI) originally rezoned in 1994. At that time, this area was designated for timber management, thus named T-1. In 2004 this property was rezoned to allow residential uses as permitted in the rest of the PD. As part

of the original rezoning in 1994 a maximum number of dwelling units of 7,999 was established for the Golden Isles Gateway PD. When the amendment was made in 2004 the maximum number of units was increased by 799 units for a total of 8,798. Several projects have already been developed in the former T-1 tract (Saddlebrook, Kings Walk Phase I and Solomon's Way). Therefore, the total number of dwelling units remaining for this property is 339 dwelling units.

The applicant is wishing to amend the specific type of dwelling unit and the total number of units that can be constructed. The applicant also wishes to allow a single family dwelling that has a minimum lot size of 2,000 sq. ft. and a total number of 1,057 dwelling units.

According to engineering staff, this subdivision will need to be coordinated with the surrounding developments for infrastructure including road access, and utilities.

The project will have direct access to Chanslor Road. It is estimated that this development will generate 10,000 daily trips. The applicant has proposed that a secondary access may be utilized thru the development to the north which has access onto Highway 99.

The potential impact on the road infrastructure needs to be considered. Chanslor Road was not designed or built to accommodate this type of daily traffic.

The project proposes to use Glynn County water and sewer. However, at this time there is not adequate infrastructure in place to accommodate this size of development. The applicant will be required to provide an analysis of the existing facilities and propose improvements to these facilities that can accommodate the development.

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 request is residential in nature as is the surrounding area. However, this type of dwelling unit does not currently exist within the county.

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

The proposed use should not affect the usability of the surrounding property with the exception that this proposed use will cause stress on the existing infrastructure and will require upgrades to existing facilities.

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

Yes, this property can currently be developed as required in the Golden Isles Gateway PD text.

- 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 increase in lots will increase the stress and demand on existing infrastructure. Therefore conditions should be added to provide that adequate facilities will be provided.

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

Based on when the FLUM was created it appears that this location may have been reserved for agricultural and forestry uses.

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

Existing infrastructure will have to be analyzed and upgraded to accommodate this development.

The applicant is requesting an increase in the total number of dwelling units and a reduction in lot size requirements, which can be accommodated with proper conditions in place to protect the county infrastructure. Therefore, staff recommends approval of this request subject to the following conditions:

1. It will be the responsibility of the developer to maintain a Level of Service C on Chanslor Road.
2. The developer will be required to provide to the county staff the current status of existing sewer facilities at this location. The developer will also be required to design and improve the sewer facilities to accommodate this development at the developer's expense.
3. To cap the number of dwelling units to 339 units at this location until a new DRI is approved for the Golden Isles Gateway PD.
4. The applicant will be required to work with the Community Development Director on the design for the subdivision due to the limited number of access points so as to limit potential traffic impacts to future homes.

Following the applicant's presentation and a brief discussion, a motion was made by Mr. Bill Brunson, seconded by Mr. Buck Crosby and unanimously adopted to recommend approval of this request subject to the minimum lot size being 3,000 sq. ft. and subject to the following:

1. It will be the responsibility of the developer to maintain a Level of Service C on Chanslor Road.
2. The developer will be required to provide to the county staff the current status of existing sewer facilities at this location. The developer will also be required to design and improve the sewer facilities to accommodate this development at the developer's expense.
3. To cap the number of dwelling units to 339 units at this location until a new DRI is approved for the Golden Isles Gateway PD.
4. The applicant will be required to work with the Community Development Director on the design for the subdivision due to the limited number of access points so as to limit potential traffic impacts to future homes.

ZM-2007-035 (M)

Consider a request to amend the Planned Development Text to allow signs as permitted in the Highway Commercial District and to allow an increase in the number of permitted signs (from four to five) on property consisting of approximately 3.67 acres located on the north side of US 17, approximately 1,200 feet west of its intersection with Andy Tostensen Drive. The property is zoned Planned Development. Parcel ID 03-21107. GBCC, Inc., owner. *This item was continued from the November 5 meeting.*

There was no one present to represent this request; therefore, a motion was made by Mr. Wayne Stewart, seconded by Mr. Eric Croft and unanimously adopted to defer this item to the January 8, 2008 Mainland Planning Commission beginning at 6:00 p.m.

ZM-2007-036 (M)

Consider a request to rezone from Forest Agricultural to Highway Commercial, property located on the north side of SR 303, west of its intersection with Middleton Drive. The property consists of 16,500 square feet with 110 feet of frontage on SR 303. Parcel ID 02-00730. Ray Richard, agent for Gary Cross, owner.

Mr. Ray Richard 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. York Phillips:

This site is located in an area with mixed residential and commercial zoning. Existing land uses include a residential subdivision along the north side of SR 303 (of which this site is a part), as well as commercial uses both along the south side of SR 303 and along both sides farther to the west and extending to the SR 303/US 17/US 82 intersection. While the area may not be the most appropriate for one-family residential development, there are other factors that affect appropriate zoning and development, including:

1. The residential uses in this area are established. Unless the entire area changes (or at least a plan for the transition of the entire area is developed) the remaining parcels will face impacts from the properties that do change. These impacts may make the remaining properties less suitable for residential development, but will not automatically make them available for redevelopment.

2. Each of the individual residential lots fronting on SR 303 has a separate driveway. While this is not the most desirable configuration, the relatively low traffic generated by one-family residences (approximately ten trips per day) makes this arrangement more acceptable. By contrast, commercial uses generate more traffic and necessitate more control of traffic flow.

3. This site is not currently served by water and sewer, although utilities are available approximately 1,300 feet to the west along the north side of SR 303.

Engineering staff has indicated that this site will have to meet the requirements of the Water Resources Protection Ordinance. Comments further indicate the concern with access vis-à-vis SR 303, and that additional right-of-way may be needed by Georgia DOT to match the curve in the right-of-way across Middleton Road.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:

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

The proposed change is not consistent with the use of nearby properties. However, commercial uses in the vicinity of residential uses are not inherently unsuitable. The long term affect of this change will be to encourage redevelopment to commercial 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, however the location of this site along a major road will continue to mitigate in favor of non-residential 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.

No, however expansion of the commercial area will require access issues and utilities to be addressed.

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

The Future Land Use Map indicates this site for commercial 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.

Mr. Phillips stated that staff recommends approval of this request subject to the following:

1. Planning Commission approval of a site plan shall be required.
2. At the time the existing building is replaced, a new site plan approval shall be required. At that time, the issues of access and extension of utilities shall be addressed. Specifically, the access shall be modified so that the individual lots or any commercial re-development shall access from a frontage road or other road which intersects with Plott Drive and Middleton Drive (i.e. no direct access to SR 303), and water and sewer shall be extended to serve the re-development unless specifically exempted by the Board of Commissioners.

During a brief presentation, Mr. Ray Richard explained that this request is being proposed because the church is growing. He stated that it would have very little impact on parking. He pointed out that the applicant is not opposed to obtaining a driveway permit to access Middleton Drive. However, he is asking for consideration to not have two site plan reviews. He feels that one would be sufficient. Mr. Richard stated that time is of the essence in that the church would like to be operable by Christmas.

Mr. Stewart asked if there were any other zoning classifications that the Planning Commission could take action on that would be less intrusive than the Highway

Commercial zoning. Mr. Phillips suggested Office Commercial; however, Mr. Stewart stated that Local Commercial with appropriate stipulations would probably be a better choice. Mr. Richard agreed.

Following discussion, a motion was made by Mr. Wayne Stewart to recommend approval to rezone this property to Local Commercial with the stipulation that site plan approval will be required if there are any changes to the structure or if the building footprint changes in any way. Staff will be authorized to approve any change of use where there is a physical change to the structure. Also, the entrance shall be off of Middleton Road only. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

ZM-2007-039 (M)

Consider a request to rezone from R-12 One-Family Residential and Highway Commercial to Planned Development, property consisting of 8.0 + acres located on the west side of Highway 17 at a physical address of 4025 & 4031 Darien Highway, adjacent to the southern property line of Brunswick Golf Club. The property has approximately 448 feet of frontage on US 17. The purpose of the request is to have a mixed use planned development with row houses, estate homes, cottages and a small commercial component with associated parking. The project is known as “The Fairway Club.” Parcel ID 03-01521, 03-10067. Mike Banker of Historic Property Investors, agent for Greg, Sheila and Jerry Dykstra, owners.

Messrs. Peter Schoenaur, Chandler Browning, and Mike Banker were present for discussion.

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

The Master Plan Text proposes to permit row houses, single family cottages and cottages with guest homes at a density of not more than 12 units per acre, with a commercial component described as likely to be a small boutique grocery, a small restaurant and an inn limited to a maximum of twelve (12) units, pool and fitness center, with the type of commercial uses permitted limited to what is allowed in the Local Commercial zoning district. Buffers will be a minimum of 10 ft. wide.

The applicant states that the request would be in harmony with the character of the neighborhood because “the proposed project is predominantly residential with a small commercial component fronting Highway 17. The site design (for the commercial component) is geared towards the adjacent Brunswick Country Club.”

Further, it is stated by the applicant that the request would not be detrimental to property or persons in the area because “development of this project would not result in adverse traffic conditions or drainage problems. Buffers are proposed to protect

neighboring homes.” Also, “this development has been designed to compliment the Brunswick Country Club. Interaction between the two properties will be an integral part of this project.”

The site is forested overall with existing mature pine canopy, supporting a small lake approximately one-half acre (0.6 acre). There are mature oaks trees that the applicant intends to retain to the extent possible.

Almost seven (6.97) acres of the eight (8) acre site are proposed for mixed residential use (single family dwellings and multi-family condominiums), while a large portion (0.81 acre) of the remaining acre is for commercial use, perhaps a small store for the residents and a small hotel, to be developed at twelve (12) units maximum.

The application states that well kept homes exist south and west of the site. A golf course and country club facility are adjacent to the site on its north side. Asphalt from a previous parking lot remains in front of what was once a hotel. This is the area intended by the applicant to be redeveloped commercial, with associated parking. Its uses are designed to be assets to both the residents and to the adjacent golf facility.

Engineering commented that the access on Highway 17 as depicted in the request needs improvement to meet ordinance requirements. Other comments regard the stormwater conveyance system being dedicated to the county. The lake is to be improved for use as a detention pond/water quality feature. Also, Fairway Drive should be held to a minimum with regard to traffic. The application allows for the main entrance to be located on Highway 17, while the Fairway Drive entrance is conceived to be a secondary access. Conversation with the Georgia Department of Transportation by the applicant indicates they do not have an issue with the entrance on Highway 17.

Water and sewer utilities are under City of Brunswick jurisdiction at this site; the applicant was asked by the city to provide more information.

Fire department staff approved the site as to police and fire safety provision for purposes of the rezoning request.

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 use proposed is suitable.

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

No, the use is less intense than it would be based on its Commercial Future Land Use designation.

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

Yes. The current zoning is R-12 and commercial, which is very close to the proposed PD use.

- 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 zoning proposal is not substantially different from the current zoning.

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

No. Surprisingly, neither the current zoning of R-12 nor the mixed housing uses proposed are in conformity with the Commercial Future Land Use designation for the entire 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, the fact that the request is not a great departure from the current zoning and is an improvement over the current configuration of zoning is supporting grounds for approval. Also, the proposal is to mix residential and commercial uses together in a planned compatible and integrated manner, taking into consideration the adjacent golf facility.

The proposal is not in conformity with the Glynn County Future Land Use Map designation for commercial use. In spite of that fact, the proposal is for residential and commercial uses already allowed under the current zoning classifications. The proposed uses would seem to enhance the property by providing an alternative type of subdivision with mixed housing types, a small store and 12 unit hotel oriented to serve both the residents of the subdivision and the adjacent golfing facility. The master plan also proposes to utilize the natural features of the site, such as the lake, mature trees and tree canopy, to their best advantage.

Mrs. Scheff stated that staff's recommendation is for approval of this rezoning request.

Mr. Peter Schoenaur of Tidewater Engineering gave a brief presentation. He explained that with this plan, they have created goals to include a southern traditional

neighborhood. The design will provide ample walking paths for a very pedestrian friendly project. He stated that one of the major goals is to provide a high level of compatibility with the Brunswick Country Club. Adequate buffers for the existing residences will also be provided.

Mr. Schoenaur stated that this will not be a platted subdivision; it is intended to be more of a condominium type ownership where people will own the units and not the grounds. A homeowners association will be created to ensure that all maintenance for the grounds is taken care of.

Mr. Schoenaur stated that the site plan shows a 25 ft. building setback adjacent to Highway 17 and 20 ft. building setbacks on the northwest and south property lines. Although it is not mentioned specifically in the language in the PD text, he stated that they fully intend to maintain the setbacks for the benefit of the neighbors. Also, instead of the 7 ft. side yard setback they are requesting a minimum building separation requirement of 10 ft.

Chairman Nevill had questions about the distance requirement for building separation and condominiums or commercial units. However, Mr. Schoenaur stated that they did not address separations on the commercial component in the text, but it could be added or perhaps resolved during the site plan approval process.

Mr. Bill Brunson questioned the 10 ft. setback from the roadway. Mr. Schoenaur explained that this was based on the design of the traditional neighborhood. Each unit will have a single car carriage house, some with and some without living space above. He stated there would be no access via the front; all access will be in the rear. The front area will be reserved for pedestrians.

Mr. Wayne Stewart expressed concerns about the “guest houses” later becoming rental units as seen many times in Glynn County in the past. He feels that overall it is a great plan, but it could still be a great plan without the “guest houses.” He stated that in his opinion, this is just another way to increase the density. Mr. Schoenaur explained that it is not their intent to have rental units and stated perhaps they could add language that would restrict the use. Mr. Mike Banker suggested that instead of “guest houses” they could call the structures single-family houses. He stated that the concept was modeled after a development in South Carolina, which had a lot of small 800 sq. ft. guest houses above the garage. He pointed out that their architect, Mr. Larry Evans, actually put this plan together and this is what he felt was the best proposal for the property. He stated that they gave Mr. Evans total control over the architectural design. Chairman Nevill agreed about the ideal location, but he explained that Mr. Stewart is referring to the possibility of having no detached living area. He then suggested deleting the cooking facilities as a way to deter the prospect of having rental units. Mr. Stewart stated that he would not have a problem with having a guest room attached to the unit with another entrance to that particular room.

Mr. Buddy Hutchinson asked if the applicants were willing to take out the cooking facilities. However, Mr. Schoenaur stated that they would rather discuss this with Mr. Evans since it is his architectural design. He stated that they are not really that familiar with how the site plan was put together. Mr. Buck Crosby suggested a deferral to allow the applicants to confer with Mr. Evans on the design. Mr. Eric Croft stated that perhaps at the next meeting the applicants could provide pictures or drawings from other areas that this concept was modeled after for the Planning Commission's review.

Following discussion, a motion was made by Mr. Wayne Stewart to defer this request to allow the applicants to confer with Mr. Larry Evans regarding the architectural design. The motion was seconded by Mr. Buck Crosby and unanimously adopted. This item will be placed on the agenda for the December 11th Called Meeting, beginning at 5:00 p.m.

ZM-2007-042 (M)

Consider a request to rezone from R9 Residential to Highway Commercial, property consisting of 31,739 square feet located west of US 341, just north of its intersection with Blythe Island Highway. The property was rezoned from R9 to HC several years ago but was zoned back to R9. The property has approximately 103 feet of frontage on US 341. Parcel ID 03-04792. Bill Brown Co., agent for Spring Tide, LLC, applicant.

Mrs. Beverly Chaney was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review and was presented by Ms. Sarah Smolek:

Rezoning this property from residential to commercial would not make the property's zoning any different from the surrounding properties. There is an existing structure over the setback line. Traffic at this intersection can get backed up and adding more driveways to the mix increases the likelihood of collisions and backups. Staff recommends that there be no direct access to US 341 and that the access instead be coordinated with the neighboring commercial development.

According to engineering staff, access will require GA DOT approval. Requiring combination of the driveways would be helpful to reduce the number of driveways onto US 341. Drainage will be an issue on the site. The county has no easement connecting this site with the Brunswick-Altamaha Canal.

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 surrounding commercial 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.

A commercial use would bring more traffic than the current residential use. Addition to current traffic levels would be negligible. Given the number of accesses near the intersection of US 341 and SR 303, the addition of this access would add to the existing traffic burden in the area. Combining this facility's access with the adjacent commercial development to the south would prevent the addition of another access point off US 341.

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

Yes, the rezoning would bring the parcel into conformity with the Future Land Use map.

- 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.

The proposed amendment is consistent with the Future Land Use Map and with the character of the surrounding area. Therefore, staff recommends approval of this request subject to there being no direct access to US 341. Access should be shared with the existing adjacent commercial development to the south.

Following review, a motion was made by Mr. Wayne Stewart to recommend approval of this request with site plan approval. The motion was seconded by Mr. Eric Croft and unanimously adopted.

PP-2006-022 (M) Trade Center at Scranton

Consider a request for approval of a preliminary plat for property located on the northwest side of Scranton Road, approximately 300 feet north of its intersection with golden Isles Parkway. This project consists of a private right-of-way and three commercial lots on 9.45 acres. The site will be served by city water and sewer. The property is zoned General Commercial. Parcel ID 03-09292. Jackson Surveying, agent for Southeastern Bank, owner.

Mr. Ray Richard was present for discussion.

According to the staff's report, which was presented by Ms. Kristina Wright, this proposal is to approve the subdivision of the property into 2 lots and to establish a tract for drainage. Trade Street will extend to serve the development, culminating in a cul-de-sac. The proposed extension of Trade Street will access onto Scranton Road, which is a county right-of-way.

Utilities have been coordinated between the City of Brunswick and the developer as part of the building permit site plan approved for Southeastern Bank which has been constructed on Lot 1 of this project.

Staff recommends approval of this preliminary plat, subject to meeting all requirements.

Following review, a motion was made by Mr. Bill Brunson to approve this preliminary plat, subject to meeting all requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

SP-2007-036 (M) Southeast Baptist Association

Consider a request for approval of a site plan for property located on the south side of Martin Palmer Drive, west of its intersection with South Port Parkway. The project consists of a 4,500 square foot commercial building on 1.39 acres. The property is zoned Planned Development and is located within the South Port Planned Development. Parcel ID 03-12654. Southeast Baptist Association, owner.

Mr. Garrow Alberson was present for discussion.

According to the staff's report, the proposal for this property is a commercial office building to be located on land zoned PD on the south side of Martin Palmer Drive. Plans include 5 RV parking spaces for church members/officials who would make short term visits to the facility to help with church operations or projects. These spaces would have utility hook points. As this is not an RV park, restrictions should be in place maintaining that RV parking should be limited to short-term use except in cases of declared emergency. This project is to be served by county water and sewer.

In discussing this project with the applicant, engineering noted that access roads should be paved. The applicant changed plans to accommodate paved access off the public roads but left the access at the back of the site unpaved. Based on discussion with the owner, engineering agreed that this was acceptable because the vehicles accessing the back of the building would be light vehicles rather than large delivery trucks or semis and the frequency of use would be very low. Engineering also noted concern about utility upkeep for the RV parking site, particularly the sewer. Utilities should address these issues in the review of the Building Permit Site Plan.

Staff recommends approval of this site plan subject to the condition that after construction is complete, the occupancy of the RV parking spaces shall be limited to one (1) month duration except during times of a declared emergency within Glynn County.

Following a brief discussion, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Eric Croft and unanimously adopted to approve this site plan subject to the condition that after construction is complete, the occupancy of the RV parking spaces shall be limited to one (1) month duration except during times of a declared emergency within Glynn County.

SP-2007-039 (M) Brunswick Cellulose

Consider a request for approval of a site plan for property located generally west of New Jesup Highway (US 341). The project consists of various improvements at the Brunswick Cellulose plant. The property is zoned Basic Industrial. Parcel ID 03-04993.

According to the staff’s report, which was presented by Mr. Phillips, this is a request for approval of a site plan for changes to the existing industrial complex. These changes involve modernization of industrial process components within the plant area, including new conveyor equipment for the chip piles and relocation of the chip piles. Other than the new chip pile location, the modifications will not affect the plant footprint. In addition, the plant operation will not differ with respect to impacts on the community.

Staff considered the issues to be: 1) drainage and marsh/wetland impacts of the changes in the chip piles; and 2) coordination with the Fire Department.

The applicant has separately pursued approval from the US Army Corps of Engineers and the Georgia Environmental Protection Division. Necessary permits are in process. The applicant has also initiated the process for obtaining a Land Disturbing Activity (LDA) permit from the county. The changes will not affect access or transportation facilities. The plant complex operates water and sewer systems.

Staff recommends approval of this site plan, subject to meeting all requirements.

Following review, a motion was made by Mr. Wayne Stewart for approval of this site plan subject to meeting all requirements. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

SP-2007-040 (M) Grant’s Ferry Cove Amenity Center

Consider a request for approval of a site plan for property located on the south side of SR 99, approximately 4,000 feet east of its intersection with Golden Isles Parkway (Spur 25). The project consists of the amenity center for the subdivision. The property is zoned Planned Development and is part of the Golden isles Gateway Planned Development. Parcel ID 03-17882. Tidewater Engineering, agent for Alexander SRP Villas, LLC, owner.

Mr. Peter Schoenaur was present for discussion.

According to the staff’s report, which was presented by Mrs. Scheff, the Amenity Center consists of a multi-use building with associated parking spaces and drive aisles on 1.25 acres within a residential planned development subdivision. The 2,400 square foot

clubhouse is 29 feet high, and there is also a pool and two tennis courts for the use of Grants Ferry Cove residents and their guests.

Engineering has approved the Amenity Center for purposes of a Planning Commission site plan, entering comments regarding building details and site characteristics in a future building plan submittal.

This is a gated subdivision with private streets. The site will be served by county water and sewer facilities.

Staff recommends approval of this site plan, subject to meeting all regulations.

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

SP-2007-041 (M) Shops at South Port

Consider a request for approval of a site plan for property located on the west side of Martin Palmer Drive, south of its intersection with US 17. The project contains 5.0 acres and consists of a commercial shopping center with a bank. The property is zoned Planned Development and is part of the South Port Planned Development. Parcel ID 02-00760. Tidewater Engineering, Inc., agent for Martin Palmer Corner, LLC, owner.

Mr. Peter Schoenaur was present for discussion.

In presenting the staff's report, Mr. Phillips explained that this site is in an area that is being developed with retail and office projects. Some of the adjacent parcels are developed and others are under development. The area to the southwest of the site is being developed as light industrial. To the north of the site across US 17 is Glynn County Fire Station #8.

One issue of concern is the location of a connection between Martin Palmer Drive and the frontage road serving the properties to the southwest. The ideal location would be along the north line of the site where the road could connect with the intersection of Martin Palmer and Palisade Drive. However, this would be too close to the US 17 intersection with Martin Palmer. The proposed location is an improvement from this perspective.

The site design reflects a relatively tight configuration due to the amount of building area and parking. The design represents the maximum quantities and may be adjusted based on the actual tenant mix.

Engineering has participated in the discussions on traffic circulation and will continue to address access and drainage issues during the development review process.

The site is served by county water and sewer facilities. Design details will be addressed through the building permit site plan process.

Staff recommends approval of this site plan, subject to meeting all requirements.

Following the applicant's presentation and a brief discussion concerning adequate buffers, a motion was made by Mr. Wayne Stewart to approve this site plan subject to a privacy fence a minimum of 6 ft. high being maintained adjacent to the residential property. The motion was seconded by Mr. Buck Crosby. Voting Aye: Mr. Eric Croft, Mr. Buck Crosby, Mr. Buddy Hutchinson, Mr. Gary Nevill and Mr. Wayne Stewart. Abstained From Voting: Mr. Bill Brunson.

In other business, a motion was unanimously adopted to retain Mr. Gary Nevill as Chairman of the Mainland Planning Commission for 2008 and Mr. Bill Brunson was elected Vice Chairman for 2008. A motion was unanimously adopted to retain Mrs. Janet Loving as Recording Secretary for 2008.

The 2008 Calendar for the Mainland Planning Commission meetings was adopted with adjustments to the January meeting (due to the New Year Holiday) and the November meeting (due to elections).

There being no further business to discuss, the meeting was adjourned at 8:55 p.m.