

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**CALLED MEETING**  
**DECEMBER 11, 2007 – 5:00 P.M.**  
**Historic Courthouse, 701 G Street**

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**MEMBERS PRESENT:** Gary Nevill, Chairman  
Wayne Stewart, Vice-Chairman  
Bill Brunson  
Eric Croft  
Jason Counts  
Leman “Buddy” Hutchinson

**MEMBERS ABSENT:** William “Buck” Crosby

**STAFF PRESENT:** David Hainley, Director  
York Phillips, Planning Manager  
Iris Scheff, Planner III  
Sarah Smolek, Planner I  
Kristina Wright, Planner I  
Gail Wendel, Administrative Technician

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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.

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David Hainley asked for a special called meeting to be held on January 3, 2008, at 4:00 P.M. There was discussion. Afterward, a motion was made by Vice-Chairman Stewart to approve the request. The motion was seconded by Mr. Hutchinson and all present voted in favor.

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**ZM-2007-040 (M)**

Consider a request to modify condition #3 of the prior approval of the Planned Development Text and Master Plan for property consisting of 3,343.8 acres located on the south side of Buckswamp Road approximately 1 mile west of its intersection with Myers Hill Road. This project consists of a mixed use residential community with a maximum of 4,454 dwelling units, and 180,000 square feet of commercial, government, or civic use. The amendment to the PD Text modifies the methods for providing sewer service. Parcel ID 03-18586, 02-02753, 03-

18773. The property is zoned PD (Planned Development) and is known as the Peninsula Planned Development. Spring Tide Communities LLC, agent for Yankee Landing LLC, owner.

Jeff Halliburton of Thomas & Hutton Engineering was present for discussion.

Mr. Hainley presented the item, read all of the conditions and went over the STEP system responsibilities. He stated that the recommended motion is approval of this amendment.

There was discussion. Chairman Nevill asked if anyone present that wishes to speak in favor of the item and hearing none asked if anyone wished to speak in opposition to which no one replied.

A motion was made by Vice-Chairman Stewart, seconded by Mr. Brunson and unanimously adopted as follows:

Recommend approval of ZM 2007-040 (M) to amend Condition #3 of the approved Peninsula at the Golden Isles to utilize STEP system technology and to transfer sewage to the Southport Treatment Plant. The amended Condition 3 shall read as follows:

**Condition 3**

- A. Applicant shall provide a letter certifying the functionality of the design of the system. The functionality of the design must be acceptable to the County Engineer before construction begins.
- B. The applicant shall install the components of the wastewater conveyance system and obtain all permits for installation of the system at their expense.
- C. Applicant shall provide an analysis of the impact of discharge water on the lift station and man holes.
- D. The applicant shall deed a minimum 60' x 60' area identified on the final plat for a future lift station to Glynn County with the first phase of development.
- E. The applicant shall agree to connect to reuse water in future phases, if there is a demand, and if the County has it available in Buck Swamp Road right of way adjacent to any portion of the subject property.
- F. The STEP system responsibilities shall be as follows:

**Installation:**

The installation of the tank, pump, filtration system and any accessories thereto, connection of waste line to house, connection of the pump discharge to developer installed conveyance system stub and the connection of the electrical supply from the pump to an exterior residence disconnect with emergency generator service connection capability shall be the responsibility of an approved STEP system contractor. The contractor shall test the individual system in the presence of a county inspector or assignee to demonstrate that it is in working order. The system must be in working order to obtain a Certificate of Occupancy. All installation costs and permitting costs shall be the responsibility of the owner.

**Acceptance:**

Upon the issuance of a Certificate of Occupancy, Glynn County or its assigns shall assume maintenance responsibilities for the system as described below under "System Maintenance." The acceptance shall be limited to the pump, filtration system and discharge line.

**Damage to the System by the Property Owner:**

Neither Glynn County nor its assigns shall be responsible for the repair or replacement of any portion of the accepted system for damage, by the owners of the property, its agents, assignees or contractors whether such damage is accidental or intentional. In the event the system, or portion thereof, is damaged by the owner; the owner shall be responsible for the repair of the system to the satisfaction of the Glynn County.

**Power to the Pump system:**

The owner shall be responsible for the payment of all electrical bills for the operation of the pump.

**System maintenance:**

The owner shall be responsible for routine pumping of the tank to remove solids. The property owner will also be responsible to replace the tank if required. The responsibility of Glynn County or its assigns shall be limited to, filter replacement, the repair of the discharge line and the replacement of the discharge pump.

**Fees:**

The County and its assigns shall have the right to establish and modify fees for the maintenance of the system and the treatment of discharge.

In addition, all other conditions of the original rezoning (ZM-2007-019 M) shall remain and are not to be amended.

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**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.

Pete Schoenauer and Larry Evans were present for discussion.

Ms. Scheff presented item, map, and photos.

Vice-Chairman Stewart asked if the handout they just received was the same as before. Mr. Schoenauer stated that there is a change on page two regarding the yard setbacks and the project boundary building setbacks and he further explained these changes. Vice-Chairman Stewart asked about what was stated before and there was further discussion. Mr. Evans handed out drawings of the development to further clarify these issues. Vice-Chairman Stewart asked if

there was going to be parking in the back alley and Mr. Evans stated that there would and further described the project. There was further discussion.

Vice-Chairman Stewart stated that we always have 14' separation between buildings and questioned whether it would be safe as far as fire and that less space between buildings translates to more units being built and sold. Mr. Evans said they would be consulting the fire department. There was further discussion regarding the distance between buildings. Mr. Evans asked if the approval could have 14' between main buildings and 10' between accessory buildings. There was further discussion and Vice-Chairman Stewart said the text would be left as is.

There was further discussion on distances and on green space. Vice-Chairman Stewart asked where the pictures were from and Mr. Evans replied that they were taken at different places. Chairman Nevill asked Mr. Hainley if the board could deny the site plan because of problems even though they voted in favor of the zoning text. Mr. Hainley stated that the board could do that because there are test issues in Section 619 of the ordinance that would give them some latitude. Mr. Hainley stated they could defer it to the applicant to work it out. Mr. Evans gave a project book to Chairman Nevill for his review.

Vice-Chairman Stewart asked about guest houses regarding density and rental units. Mr. Evans stated that guesthouses encourage the right kind of investors. He further stated the guesthouses would be used for different things, including a rental unit, but there would only be one rental per landowner so the landlords would know their tenants. Vice-Chairman Stewart asked if the development would still be under the density maximum and Chairman Nevill stated that it would. There was further discussion on rental units. Vice-Chairman Stewart stated that no matter how it is described, it still comes down to two residences on one lot. Mr. Evans replied that there are no lot lines to which Vice-Chairman Stewart stated he was satisfied with that. Chairman Nevill asked if they would have a strong condominium association there and Mr. Evans replied that it would be very strong.

Chairman Nevill asked if there was anyone present speaking for this item and hearing none asked if there was anyone speaking against to which no one replied.

A motion was made by Mr. Brunson to approve the request. The motion was seconded by Vice-Chairman Stewart and all present voted in favor.

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**SP-2007-044 (M) Seventh Day Adventist Church**

Consider a request for approval of a site plan for property located east of US 341, just north of its intersection with the Brunswick-Altamaha Canal. The property has approximately 300 feet of frontage on US 341 and approximately 535 feet of frontage on Park Way. The proposed use is a church. Parcel ID 03-04211, 03-04212, and 03-10077. Georgia-Cumberland Association of Seventh Day Adventists, owner.

Stephen Kelley was present for discussion.

Ms. Smolek presented item and photos. She stated that staff recommends approval with the following conditions:

1. The applicant to obtain GDOT approval for the use of the existing driveway.
2. The applicant to obtain environmental health approval for the use of the existing well and septic systems.

Chairman Nevill asked Mr. Kelley to define “temporary” and he stated that it would be a temporary structure, hopefully 3 years, until the church grows and puts up a permanent structure. The structure is a modular building, not a “trailer.” There was further discussion.

A motion was made by Vice-Chairman Stewart to approve the request. The motion was seconded by Mr. Croft and all present voted in favor.

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The meeting was adjourned at 6:00 P.M.  
Minutes Transcribed by Ms. Gail Wendel