

MINUTES

MAINLAND PLANNING COMMISSION

AUGUST 7, 2007 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

ABSENT: Wayne Stewart

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Eric Landon, Planner II
Sarah Smolek, Planner
Paul Andrews, Assistant 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. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

MINUTES

July 2, 2007 Regular Meeting

Upon a motion made by Mr. Jeff Counts and seconded by Mr. Buck Crosby, the Minutes of the July 2nd Mainland Planning Commission meeting were approved and unanimously adopted.

Agenda - Additions, Deferrals, Deletions, Postponements

Addition: A motion was made by Mr. Eric Croft to add a discussion item at the end of the agenda. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-022 (M)

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

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

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

This application was deferred at the July 2, 2007 Mainland Planning Commission meeting to provide staff time to address access issues.

The Planned Development Text indicates that the property is proposed to be developed as a townhouse development on the 6.52 acre subject parcel, with multiple units per building and or single family residences. Currently, the property is undeveloped, but the proposed land use is for medium density residential.

Staff has been working with the applicant and with representatives for other nearby or adjacent projects to achieve good access and traffic circulation in view of the number of future residents that will be in the vicinity. A concept has been proposed by staff which may evolve or be modified to an appropriate version based on the road network configuration.

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

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

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

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

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

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

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

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

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

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

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

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

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

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

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

The request is consistent with the Future Land Use Map for the property, which indicates that, given appropriate site design, it would be reasonable to expect that the property could be developed successfully at medium density as is being proposed. Appropriate access is being formulated in conjunction with surrounding projects.

Staff recommends that this request be approved with the understanding that dedicated/platted access will be established on a revised master site plan to ensure mechanisms are in place for access.

During a brief presentation, Mr. Gary Merritt stated that he had several meetings with staff on how to address the access issue. Staff has proposed a number of good ideas that would ease the problem of getting to the property, as well as the overflow of traffic. In meeting with the neighbors, Mr. Merritt stated that he verbally agreed to incorporate the buffer and upgrade the road for an emergency access other than McKenzie.

Chairman Nevill stated that some of the commissioners have a problem with approving the density with no access worked out. He stated that he would like to know how close the applicant is to getting adequate access to the property.

Mr. Ernie Johns stated that Mr. Merritt has an agreement in place with the adjoining property owners to the west to access McKenzie through their property. He also has an access worked out so that Depratter Landing is not going to be the access to the property in question.

Mr. Hainley elaborated on the possibility of extending McKenzie, connecting and going through Sawgrass and then up to Highway 99. He stated that they have met with all owners and have not had any resistance to this possibility. He stressed that they merely have to work out the technical details on how the access is going to be provided through the areas. Chairman Nevill asked if the access would actually go through the middle of the PD property, to which Mr. Hainley stated that currently that proposal is one of the configurations. He expounded on the time frame for this process and stated that they are progressing rapidly.

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

Following discussion, a motion was made by Mr. Jeff Counts to recommend approval of this request subject to staff's recommendation. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-024 (M)

Consider a request to amend the Planned Development Text for the South Port Planned Development to permit an accessory mobile home or one-family dwelling as an on-site manager’s residence for a mini-warehouse development for property located on the west side of South Port Parkway approximately 330 feet north of its intersection with Martin Palmer Drive. The property also has frontage on Martin Palmer Drive. The property consists of 2.9993 acres and is zoned PD-G Planned Development-General, and located in the South Port Planned Development. Parcel ID: 03-12692. Property owned by Exit Six Mini-Storage, Inc.

Mr. Jim Bonds was present for discussion.

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

The Comprehensive Land Use designation for this property is low density residential. The existing land use is for a mini-warehouse establishment and the proposed land use is for a residence for the manager as part of the mini-warehouse establishment.

The South Port Planned Development was approved in 1992 (case GC-07-92), and generally provided for HC Highway Commercial uses. The PD Text included a limitation that no changes to the HC district after that time would be incorporated into the PD Text. Accordingly, when the HC district was amended in 2002 to allow an accessory residence for a manager, that provision did not apply within the South Port PD. This is a request to allow a one-family dwelling or a mobile home as a residence for the manager/watchman. Engineering points out that the mobile home will require water and sewer service.

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.

- 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.

No.

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

The current Future Land Use Map shows the property for low density residential use. The current zoning, however, which predates the Land Use Map, is 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.

This proposal will allow a use now permitted in HC zoning in other places. The manager's dwelling will not adversely affect the area. Therefore, staff's recommendation is for approval.

During a brief presentation, Mr. Jim Bonds, the owner of the mini-storage, stated that having someone on the premises at night would be good security for the property and for the neighborhood as a whole.

Mr. Bill Brunson stated that he does not have a problem with a mobile home in its environment, but he does have a problem with mobile homes in Highway Commercial areas. He feels that a pre-fabricated house would be a better choice. Approving a mobile home in this type of setting would be opening the door for more of the same. He stated that he would not be opposed to a residence or a permanent structure.

Mr. Bonds stated that it would be a lot easier to put up a mobile home rather than a residence. He stated that the front of his property with the mini-storage is very attractive and he would not do anything to hurt the curb appeal of the area. He pointed out that the advantage of having a mobile home is that they could put it up within a few months. However, Mr. Brunson was adamant about not setting this type of precedent. Mr. Buck Crosby agreed and stated that he would prefer a permanent structure.

Following discussion, a motion was made by Mr. Bill Brunson to recommend approval of this rezoning for a single-family residence exclusive of a mobile home. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-028 (M)

Consider a request to amend the Planned Development Text for the Brunswick-McBride Industrial Park for property consisting of 15.792 acres located on the south side of Glynco Parkway approximately 2,816 feet west of its intersection with Highway 17, with approximately 775 feet of frontage on Glynco Parkway. The purpose of the request is to modify standards relating to parking and loading facilities, building materials, setbacks, and utilities in connection with the project known as “Golden Isles Career Academy.” The property is currently part of the Brunswick-McBride Industrial Park Planned Development. Parcel ID 03-21613. L. Taylor Hanson, agent for Brunswick-Glynn County Development Authority, owner.

Ms. Taylor Hanson was present for discussion.

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

The Comprehensive Land Use designation for this property is industrial. The property is currently undeveloped; however, the proposed use is for a Charter Technical School (Golden Isles Career Academy).

This request is being made to change some of the provisions of the planned development text, including parking and loading facilities, building materials, setbacks, and utilities. While the school is a permitted use, the modification of these provisions will facilitate an improved layout for the school use.

No data is available regarding the charter school’s potential traffic generation figures. It is reasonable to expect that some trips to the proposed school will reduce other trips that would have been to and from existing local public schools.

Utilities for this site will be via City of Brunswick water and sewer systems.

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.

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

No, the proposed use is compatible with existing uses.

- 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.

No.

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

Yes.

- 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.

Ms. Taylor Hanson pointed out that the changes are minor and only affect the parcel in question.

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

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

ZM-2007-029 (M)

Consider a request to amend the Planned Development Text for the Golden Isles Gateway Planned Development for property located on the south side of Highway 99, approximately 200 ft. east of Golden Isles Parkway road. The project consists of a 212-unit apartment development on 32.41 total acres of which 18.40 acres are uplands; 7.42 acres are lake; and 6.59 acres are wetlands. The text amendment would allow an increase in the height of structures to 45 feet, as compared with the present limitation of 35 feet. The property is zoned Planned Development-General, and is part of the Golden Isles Gateway Planned Development. Parcel ID: 03-17882. Jackson Surveying, Inc., agent 504 LLC, owner.

Mr. Phillip Jackson and Mr. Elliott Lewis were present for discussion.

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

The Comprehensive Land Use designation for this property is low density residential. Currently, the property is vacant and wooded; however, the proposed land use is multi-family residential.

This project is permitted under previously approved zoning, but height is limited to 35 feet. The only change will be to allow an increase in the maximum height to 45 feet.

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 overall effect of the ten-foot increase in height will not adversely impact the area.

- 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.

No.

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

Yes.

- 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.

This proposal will have a relatively limited impact on the area and will not have an adverse impact. The resulting buildings will be in character with the surrounding area. Therefore, staff's recommendation is for approval

Chairman Nevill wanted to know the building height of the adjacent property. Mr. Phillips stated that the adjacent property is in the vicinity of 35 ft. in height.

For clarification, Mr. Hutchinson asked if this is a request to change the roof line, and not the density. Mr. Phillips replied yes.

Mr. Phillip Jackson, agent, explained that the proposal is for a multi-family three-story development. The property has a natural buffer on the back side. Their intent is to maximize the greenspace, save the trees and keep the aesthetics for a nice appeal.

Mr. Ron Sluder, adjacent property owner, stated that he is not against this project but he is concerned about the buffer between his property and the proposed development especially with the height increase. Mr. Elliott Lewis of Alexander Properties Group explained that there is a cluster of trees in the area of the two buildings cornered into the property that will remain in place, as well as a 20 ft. buffer between the development and Mr. Sluder's property.

There being no further discussion, a motion was made by Mr. Eric Croft recommending approval of this request as submitted. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

PP-2006-042 (M) Carolwoods

Consider a request for approval of a preliminary plat for property located on the south side of Buckswamp Road approximately 4,000 feet west of its intersection with Old CCC Road. The project consists of 24 lots on 36.86 acres. Parcel ID number 02-01920. Jackson Surveying, agent for C.R. Timberlands Inc, owner. This item also includes a variance request for length of dead-end street (Section 602.2 g)

Mr. Phillip Jackson was present for discussion.

In presenting the staff’s report, Mr. Landon pointed out that at the August 2, 2007 Board of Commissioners meeting the ordinance was amended to eliminate the requirement for a variance.

This property is zoned Forest Agricultural and is currently vacant/wooded. The proposed use is for a single-family subdivision. The actual request is for 24 lots on 37 acres and because of the proposed density, requires a water & sewer variance of which has been received from the Public Infrastructure Committee (PIC). Mr. Landon stated that staff’s recommendation is for approval.

Following a brief discussion, a motion was made by Mr. Jeff Counts to approve this preliminary plat. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

PP-2007-007 (M) The Estates at Golden Isles, V. 2

Consider a request for approval of a preliminary plat for property located on the east side of Golden Isles Parkway Extension approximately 3,500 feet north of its intersection with Highway 99. The project consists of 74 lots on 44.637 acres. Parcel ID number 03-17032. BER Properties, owner.

Mr. Ron Sluder was present for discussion.

According to the staff’s report, the proposal for this property is a single-family subdivision to be located in the R-8 Tract of the Golden Isles Gateway Planned Development. The property relies on the extension of Golden Isles Parkway for access. This road is currently under construction and will be required to be completed and platted prior to final approval of this project. Based on the acreage calculations provided the proposed density for this phase is approximately 1.7 dwelling units per acre. This project is to be served by county water and sewer; however, details of how this project will be provided must be resolved during the construction plan phase.

Coordination with this project and the extension of Golden Isles Parkway is essential and details of the construction can be resolved during the construction plan review phase.

This site will be served by the extension of Golden Isles Parkway. ITE (Institute of Traffic Engineers) data suggests that this project will generate an average 740 daily trips based on the number of dwelling units.

Staff recommends approval of this preliminary plat subject to meeting all requirements, including submittal of a plat for the Chairman's signature with the following condition: 1) the final plat for this project cannot be recorded until access to this site is provided.

Chairman Nevill expressed concerns about the setbacks, stating that they are basically dependant upon the lot size. However, he is not sure about the setbacks in the PD for the Golden Isles Gateway tract for this particular lot size. Mr. Eric Landon stated that he would look into this and check the accuracy of the setbacks before the final plat review.

Following discussion, a motion was made by Mr. Jeff Counts to approve this preliminary plat subject to meeting all requirements including submittal of a plat for the Chairman's signature with the following condition: 1) the final plat for this project cannot be recorded until access to this site is provided. The motion was seconded by Mr. Eric Croft and unanimously adopted.

PP-2007-014 (M) Grants Ferry Cove

Consider a request for approval of a preliminary plat for property located on Grants Ferry Road also known as Highway 99, approximately 2,100 feet east of its intersection with Golden Isles Parkway/Cooper Pasture Road. This project is for residential use, consisting of 115 lots, most identified in numbered pairs of "A" and "B" on 48.19 acres. Parcel ID number 03-17882. David Dowdy of Jackson Surveying, Inc., agent for Elliott Lewis of Alexander SRP Villas, LLC, owner.

Mr. Phillip Jackson and Mr. Elliott Lewis were present for discussion.

According to the staff's report, the applicant has indicated that the purpose of this project is to create a subdivision consisting of single dwellings and attached dwellings. It is preferred that the area of the lot size be noted on the plat, and the plat must be signed and submitted to the Planning Commission Chairman for his signature.

Engineering staff has noted that the plans have been submitted to the Georgia DOT for review and approval of the road tie-in and access to the boat storage area, as well as the proposed work in the drainage easements. Regulations do not cover the elbow layout configuration

A project of this size could be expected to generate approximately 1053 trips per weekday [110 dwelling units x average rate of trip generation per dwelling unit (210 Single-Family Detached Housing) = 1052.7].

The project is to be served by Glynn County water and sewer. The Fire Department approved the plat and no objections were noted by the Police Department.

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

Chairman Nevill asked if the roads in this development are private or public, to which Mr. Jackson replied public.

Following discussion, a motion was made by Mr. Bill Brunson to approve this preliminary plat subject to meeting all requirements, including submittal of a plat for the Chairman's signature. The motion was seconded by Mr. Eric Croft and unanimously adopted.

SP-2007-019 (M) G.E. Cross

Consider a request for approval of a site plan for property located on the north side of Candler Drive. The project consists of a 4,860 square foot commercial/storage building on 0.87 acre. The property is zoned Planned Development and is located within the South Port Planned Development. Parcel ID 03-12672. Property owned by Gary Cross.

Mr. Ray Richard was present for discussion.

According to the staff's report, the applicant is proposing the addition of a second structure to the site consisting of a 4,860 sq. ft. commercial/storage building. There is an existing 4,300 sq. ft. commercial building on the site with supporting infrastructure. The Zoning Ordinance requires all site plans with Planned Development Zoning to have Planning Commission approval.

Engineering finds this plan compliant for Planning Commission review. Drainage conditions should be reviewed before issuance of a permit. The site will be served by county utilities as well as by Candler Drive, which is a county maintained road.

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

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

SP-2007-021 (M) GL Roth

Consider a request for approval of a site plan for property located on the southwest corner of Jetport Road and the proposed Innovation Drive. The project consists of a 51,587 square foot office/warehouse building on 5.85 acres. The property is zoned Planned Development and is located within the Golden Isles Gateway Planned Development. Parcel ID 03-16863. EMC Engineering, agent for Innovative Foam Products, owner.

Mr. Garrow Albertson was present for discussion.

The staff's report indicates that the applicant is proposing a new 51,587 sq. ft. office/warehouse building. The property has frontage on Jetport Road and the proposed Innovation Drive, which is currently under construction. The Zoning Ordinance requires all site plans with Planned Development Zoning to have Planning Commission approval.

Engineering finds this plan compliant for Planning Commission review. Drainage conditions should be reviewed before issuance of a permit.

This site is served by county utilities as well as by Jetport Road, which is a county maintained road.

According to the Fire Department, this project will require the addition of fire hydrants.

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

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

SP-2007-024 (M) Glynco Jetport Maintenance Building

Consider a request for approval of a site plan for property located on the north side of Aviation Way approximately 600 feet northwest of its intersection with Glynco Parkway. The project consists of a 4,000 square foot canopy structure for equipment storage. The property is zoned General Industrial. Parcel ID 03-09891. Glynn County Airport Commission, owner.

Mr. Guy New was present for discussion.

According to the staff's report, the existing equipment yard is used to support airport property. The proposed use is to provide a canopy to store equipment to provide protection from the elements.

The applicant is proposing the addition of a 4,000 sq. ft. "pole barn" type structure to provide a place for the airport to store its equipment and protect it from the weather. The zoning ordinance requires all General Industrial site plans to have Planning Commission approval.

This site does not require a connection to utilities; however drainage conditions should be reviewed before issuance of a permit. Also, the site is served by Aviation Way, which is a county maintained road.

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

Following discussion, a motion was made by Mr. Buck Crosby for approval of this the site plan subject to meeting all ordinance requirements. The motion was seconded by Mr. Eric Croft and unanimously adopted.

TA-2007-009

Consider an amendment to the Glynn County Zoning Ordinance, Article IX (Enforcement, Permits, Penalties, and Fee), Section 902 (Building Permits and Tags), Subsection 902.1 (Conformance of Proposal to Zoning Ordinance), to establish a minimum elevation for building sites for residential structures as 18 inches above the grade of the adjacent street; and for other purposes.

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

According to the staff's report, the purpose of this amendment is to require that finished floor elevations be 18 inches above the grade of the adjacent street to limit damage done to structures as a result of streets which act as dams in certain flooding conditions.

Staff recommends that the Planning Commission adopt the proposed amendment to provide an additional means to reduce flood damage.

During the course of discussion, it was suggested that this proposal be deferred for additional information. The commission expressed concerns about not wanting a blanket amendment, and that this proposal is perhaps a bit excessive. Thereupon, a motion was made by Mr. Bill Brunson to defer this amendment for additional discussion at the next workshop (scheduled for August 14th at 9:00 a. m.). The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

TA-2007-002

Consider an amendment to the Glynn County Zoning Ordinance, Article VII (Requirements by District), Section 723 (PD Planned Development District), by amending that Section in its entirety; Article VII (Requirements by District), Section 717 (Planned Commercial District) by abolishing that district; and for other purposes.

The proposed amendment was included in the packages for the Planning Commission’s review and was presented by Mr. Hainley.

According to the staff’s report, the proposed amendment removes the suffix from the existing planned development districts and designates Planned Development Commercial as a PD district as it is such except by designation. All existing development text will remain the governing rules for the existing districts.

The amendment further removes the minimum threshold currently at three acres for establishment of a district and establishes a two tier standard for planned developments of certain sizes. Requests for developments of three acres or less will submit a site plan conforming to Section 619 with the zoning request. This site plan shall be the site plan for the project and any requested changes will require a new zoning request. For sites three acres and larger, there shall remain the requirement to submit a master plan for the development followed by separate site plans.

Staff recommends that the Planning Commission adopt the proposed amendment as presented.

Following review, a motion was made by Mr. Buddy Hutchinson recommending approval of this amendment as presented. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-030

Consider a request to amend the Zoning Map to designate all approved Planned Development districts (as identified in Section 723.8) as “Planned Development,” and to designate all areas zoned Planned Commercial as “Planned Development.” This change will affect the designation of the property on the Zoning Map only, and will not affect the specific rules or regulations associated with the individual project. Any change in the rules or regulations associated with a particular development can only be changed by amending that particular project through the rezoning process. This request has been initiated in order to make the Zoning Map conform to proposed amendments to the Planned Development and Planned Commercial zoning districts.

The proposed amendment was included in the packages for review and was presented by Mr. Hainley who stated that this proposal is a county-wide amendment.

According to the staff's report, this zoning case implements the changes in TA-2007-02 by removing the suffix from the existing planned development districts and designating Planned Development Commercial as a PD district. All existing development texts will remain the governing rules for the existing districts.

Staff recommends that the Planning Commission adopt the proposed zoning map amendment as presented.

Following review, a motion was made by Mr. Jeff Counts recommending approval of this proposed amendment to the Zoning Map as presented. The motion was seconded by Mr. Eric Croft and unanimously adopted.

In other business, Mr. Eric Croft suggested that the proposed discussion item be deferred until the next regular meeting. The Planning Commission concurred.

There being no further business to discuss, the meeting was adjourned at 7:20 p.m.