

MINUTES

MAINLAND PLANNING COMMISSION

APRIL 1, 2008 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

STAFF PRESENT: David Hainley, Director
Iris Scheff, Planner III
Kristina Wright, Planner I
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

March 4, 2008 Regular Meeting

Upon a motion made by Mr. Buck Crosby and seconded by Mr. Wayne Stewart, the Minutes of the March 4th Mainland Planning Commission meeting were approved and unanimously adopted.

PP-2008-003 (M) The Estates at Golden Isles

Consider a request for approval of a preliminary plat for property located within the Golden Isles Gateway Planned Development off of Golden Isles Parkway to the north of S.R. 99 and west of Interstate 95. The project consists of 87 lots on 45.029 acres. The property is zoned Planned Development. Parcel ID 03-22289. The Estates of Golden Isles LLC, Applicant/Owner.

Mr. Ron Sluder was present for discussion.

The following report was included in the packages for review and was presented by Ms. Kristina Wright.

This property relies on the extension of Golden Isles Parkway for access and is currently under construction. Based on the acreage calculations provided, the proposed density is approximately 1.93 dwelling units per acre. This project is to be served by county water and sewer.

This preliminary plat was previously approved by the Mainland Planning Commission on August 7, 2007 as a 74 lot subdivision on 44.637 acres. As a result, the plat as submitted to date represents an increase of 13 lots and an increase of .392 acres from the original approved preliminary plat. This represents an increase in density of .29 (original approved density = 1.644 and new proposed density = 1.93, a difference of .29 du/ac). The dimensions of the lots are within the parameters of the PD text, but represent a decrease of 2,000 sq. ft. (from 11,000 sq. ft. (original) to 9,000 sq. ft. (current proposed) = difference of 2,000 sq. ft.)

The construction of the first two sections of Golden Isles Parkway will have to be completed and approved before the construction on this project can be accepted. Use of the 50 and 40 ft. rights of way will require the use of curb and gutter and piping in the subdivision. The date of the wetlands delineation along with the firm performing the delineation will have to be included on the construction plans. The final plat will have to restrict direct access to Golden Isles Parkway and the future road to the east.

This site will be served by the extension of Golden Isles Parkway. Institute of Traffic Engineers (ITE) data suggests that this project will generate an average of 870 daily trips based on the number of dwelling units.

The details of how this project will be provided must be resolved during the construction plan phase. The engineer is to submit a written request to the Joint Water and Sewer Director for the following: Certification Statements Required for Sewage: Provide a certified statement by the authority responsible for treatment of wastewater from the project stating the following: a) it has reviewed this project; b) it has adequate transport and treatment capacity to treat wastewater from this project; and c) is willing to accept the project wastewater for treatment. Submittal of revised construction drawings and EPD approval are required.

Ms. Wright stated that staff recommends approval of this preliminary plat subject to meeting all requirements.

Mr. Hainley explained that this plat is being revisited because of the changes in the scale from the previously approved plat. The owner was made aware of the issues with the plat, such as the missing lines between the lots, and was advised to provide a corrected copy for the Chairman's signature.

Chairman Nevill stated he believes that there is a drainage easement on the perimeter of the lots, but he would like to know if some of the lots on Ryefield Court are going to be double frontage lots. He also referenced the "future road" and stated that it was indicated that they were going to take some land from the adjacent landowner in

order to finish the road. Mr. Ron Sluder stated that to his knowledge, there won't be any double frontage lots. He stated that they were asked not to access off of the main road. Mr. Hainley stated that there is a buffer between the backside of the property and the adjacent road. He noted that the buffer is shown on the plat that the Planning Commission previously approved. Mr. Sluder confirmed that there is a 15 ft. landscaped undisturbed easement between the property and the road. Chairman Nevill stressed that before he signs the plat he would like to see the buffer, lot lines, lot numbers, dimensions, etc. included on the plat. Also, in accordance with Section 605.1 of the Subdivision Regulations, the statement needs to be included on the plat regarding the reservation of the 10 ft. utility easement adjacent to road rights-of-way. Mr. Sluder concurred.

Following discussion, a motion was made by Mr. Bill Brunson to approve this preliminary plat subject to the changes being included and approved by the Chairman. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

PP-2008-004 (M) The Plantation at Golden Isles

Consider a request for approval of a preliminary plat for property consisting of 81.6 acres located within the Golden Isles Gateway Planned Development, with approximately 2,188 feet of frontage on the east side of Golden Isles Parkway, less than one-half mile north of S.R. 99. The project consists of 178 residential lots to be served by public streets and public water and sewer. The property is zoned Planned Development. The smallest lot size is 10,200 square feet. Parcel ID 03-17032.

Mr. Ron Sluder, agent for Sundown Properties, was present for discussion.

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

According to the Future Land Use Plan, this site is shown for Low Density Residential, Undeveloped/Unused and Agriculture/Forestry. Currently, the site is vacant but it is being proposed for residential use. A preliminary plat was previously approved at the March 20, 2007 Mainland Planning Commission meeting for 155 larger lots on 80.64 acres. The plat has since been reconfigured, and based on a 50 ft. strip of right-of-way that was added back into the subdivision acreage, the acreage increased slightly from 80.6 to 81.6 acres.

Mrs. Scheff stated that staff recommends approval of this preliminary plat subject to meeting all requirements.

Chairman Nevill stated that before the realignment, there was a 15 ft. waterline easement on the original road which ran through the middle of several of the lots. He stated that there was discussion about getting this abandoned but he's not sure if it actually occurred. Mr. Sluder stated that it did get abandoned approximately two years

ago with the assistance of Attorney Carroll Palmatary and signed off by the County Attorney. Chairman Nevill noted that there are also some rear dimensions on some of the lots that need to be added as well.

Mr. Stewart wanted to know if the waterline easement was going to be realigned into the right-of-way instead of going through the lots. Mr. Sluder stated that it has already been realigned into the right-of-way.

Mr. Brunson wanted to know if the 60 ft. Plantation Isles Boulevard would provide adequate egress/ingress for any future development. Mr. Hainley replied yes; it has been planned as a no frontage lot to serve the whole development.

At the end of discussion, a motion was made by Mr. Wayne Stewart to approve this preliminary plat subject to all changes and corrections being approved by the Chairman at the proper time for his signature. The motion was seconded by Mr. Eric Croft and unanimously adopted.

PP-2008-005 (M) Lake Maryanne Community

Consider a request for approval of a preliminary plat located within the Lake Maryanne Community Planned Development on the east side of U.S. 17 in the southern part of Glynn County, Georgia approximately one-half mile south of the intersection of Buck Swamp Road and U.S. 17. The project consists of 17 proposed lots on 89.68 acres. The property is zoned Planned Development. Parcels: 03-16497, 03-16496, 03-17628, 03-17629, 03-17630, 03-17631. Ussery Rule Architects, Agent/Lake Maryanne LLC, Applicant/Owner.

Mr. Robert Ussery and Mr. Chris Amos were present for discussion.

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

This proposal is for a single family subdivision, consisting of 17 lots on 89.68 acres within the Lake Maryanne Community Planned Development. Based on the acreage calculations provided, the proposed density is approximately .189 dwelling units per acre. Lake Maryanne Circle will serve as a private, unpaved roadway.

The final plat will have to restrict lots 1-8 from having direct access to Highway 17 as well as lots 1 and 2 not accessing Lake Maryanne Circle within 150 ft. of the right-of-way of Highway 17. Staff recommends reviewing the property line defining the lake side of the lots. It may be beneficial to smooth the line so there are not all the short line segments to keep up with in the future.

Glynn County grants a water and sewer variance for this proposed development. Per Glynn County water and sewer availability status, the existing water is within 200 Lin. Ft. and the existing sewer is within 500 Lin. Ft. of the nearest property corner.

This site will be served by the extension of Golden Isles Parkway. Institute of Traffic Engineers (ITE) data suggest that this project will generate an average of 170 daily trips based on the number of dwelling units.

Ms. Wright stated that staff recommends approval of this preliminary plat subject to meeting all requirements, including the following conditions:

1. Lake Maryanne Circle road right-of-way must be increased to 60 ft. per ordinance and the plat must indicate the end of the right-of-way.
2. The right-of-way must intersect perpendicularly with the right-of-way of Highway 17 and requires GA DOT approval.
3. Remove the owners' names from the proposed lots prior to approval.
4. Indicate the actual water and sewer system to be used, and remove the City of Brunswick from the face of the plat since the property is within the jurisdiction of the county.
5. Include the date of the wetland delineation and the name/contact information of the firm that performed the delineation.
6. Revise general note #5 with the most current flood information issued by FEMA by listing all applicable panels and flood zones.
7. Revise boundary for closure. The boundary as shown on the submitted plat does not close by 21.97 feet.

During a brief presentation, Mr. Robert Ussery explained that the property drains into the lake and therefore roadside ditches will not be necessary. Also, he feels that they can make the 50 ft. right-of-way work for the road around the lake. He stated that they have maintained the 60 ft. width at the entrance because they anticipate swales in that area. Mr. Ussery stated that he feels that this is a workable plat; however, if the County Engineer has a different opinion, they are willing to re-visit it at that time.

Chairman Nevill stated that the road alignment is not within 10 degrees of being perpendicular. Mr. Ussery acknowledged that this is true, but stated that the road alignment would be fixed. Regarding the geometry, he stated that they would like the opportunity to work with the surveyor to eliminate some of the segments. As far as the preliminary plat goes, they would like for the road to be in this certain position.

Mr. Chris Amos stated that they have already worked out the dry hydrant locations and have done a hydrology on the lake. He stated that they have analyzed the existing outlet structure to make sure that it was satisfactory; and it was. Mr. Ussery added that the subdivision plat is just a reflection of what is actually on the ground now in terms of the road positioning and the drainage situation.

Chairman Nevill asked Mr. Ussery if he knew how soon he could get a revised plat, to which he replied within a couple of weeks. Chairman Nevill stated that he would like to see all of the details taken care of and fixed before he signs the plat. Mr. Ussery suggested that there be no final sign-off on engineering plans until they submit the revised plat. Chairman Nevill concurred.

Following discussion, a motion was made by Mr. Buck Crosby to approve this preliminary plat subject to the conditions listed by staff and subject to the noted corrections on the revised plat being submitted and approved by the Chairman at the proper time for his signature. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

TA-2008-004

Consider an amendment to Article III and Section 602.4 (a) of the Glynn County Subdivision Regulations, to provide for exclusion of cemetery burial plots and to clarify street right-of-way width requirements, and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. Hainley who stated that this proposal would add an exemption for cemetery plots as well as change the minimum right-of-way widths. He stated that staff's recommendation is for approval.

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

TA-2008-005

Consider an Amendment to Sections 601 and 602 of the Zoning Ordinance of Glynn County, Georgia, to clarify standards for road right-of-way widths, and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. Hainley who explained that the proposal to amend Section 601 would clarify street access requirements, and the amendment to Section 602 would delete street requirements previously moved to the Subdivision Regulations by Text Amendment 2008-004. He stated that staff's recommendation is for approval.

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

There being no further business to discuss, the meeting was adjourned at 6:35 p.m.