

MINUTES
MAINLAND PLANNING COMMISSION
OCTOBER 7, 2008 - 6:00 P.M.
Historic Courthouse, 701 G Street

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

ABSENT: Bill Brunson

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
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
September 2, 2008 Regular Meeting
September 9, 2008 Called Meeting

A motion was made by Mr. Wayne Stewart for approval of the September 2nd Minutes with revisions and for approval of the September 9th Minutes as written. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

SUP1349 (M)

Consider a request for approval of a mobile home as a second dwelling unit in the case of a medical hardship on property located on the northeast side of Kelly Lane, approximately 650 feet northwest of its intersection with May Road. The property is at 150 Kelly Lane, and consists of approximately 19,000 square feet. The property is zoned Forest Agriculture. Parcel ID: 03-07609. Property owned by Joseph Smith.

Mr. Joseph Smith was present for discussion.

In presenting the staff’s report, Mr. Phillips stated that in addition to the existing mobile home, the applicant is asking for a temporary second mobile home due to a medical hardship. The Zoning Ordinance provides for temporary (two year) use of a mobile home in the case of a medical hardship. Such use is permitted when a documented medical hardship exists, and provided such use meets all other requirements of Section 704.3. The applicant has submitted the required documentation.

The applicant indicates use of an existing well and septic system on the site. The Health Department reports that the existing septic system appears to present no problems.

Mr. Phillips stated that staff recommends that the request for a special use permit for a medical hardship be approved for two (2) years, subject to meeting all requirements.

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

Following a brief discussion, a motion was made by Mr. Wayne Stewart to recommend to the Board of Commissioners approval of the special use permit for medical hardship *SUP1349 (M)* for two (2) years, subject to meeting all requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

XS1331

Consider a request for approval of a preliminary plat for a two-lot subdivision located on the west side of US 341 and north of Williams Road. The property consists of 6.28 acres and would be served by individual wells and septic systems. Williams Road is a public road, and the lots would be served internally by a private access easement. Preliminary plat approval is required as the project includes dedication of right-of-way along Williams Road. The property is zoned Forest Agricultural. Parcel ID 03-16487. Ron Sluder, agent for Norma and Tyona McDaniel, owners.

Mr. Ron Sluder was present for discussion.

The staff’s report was included in the packages for review and was presented by Mr. Phillips as follows:

The property has frontage on both US 341 and Williams Road. The purpose of the subdivision is to allow a second residential unit to be constructed on the property. A mobile home currently exists on the property and the property owner desires to construct a residence. A two lot subdivision was proposed for property that contains wetlands and a drainage ditch traversing its northern portion.

The Zoning Ordinance requires an allocation of 10 ft. to the Williams Road right-of-way, which is the basis for changing the proposal from an expedited subdivision to a preliminary plat requiring the Planning Commission's approval.

Georgia Department of Transportation review has indicated that no access will be allowed on US 341.

The property will be served by private well and septic sewerage. Regulations established by State of Georgia Environmental Health have requirements that are separate from those of the county's subdivision requirements. In fact, Environmental Health has not approved the proposal. They are reviewing the subdivision proposal for an additional septic and well to serve the second lot, if the parcel subdivision were to be approved by Glynn County. It is possible a second septic permit could be denied based on suitability of the soils of this property. Acreage beyond the ditch to the north will be excluded from septic field calculations. Also, buffers are required along the drainage ditch which may not be included in the acreage calculations.

The applicant will be required to obtain a water and sewer variance prior to the final plat being approved.

Mr. Phillips stated that staff recommends approval of this request subject to meeting all requirements, including those under the jurisdiction of the State of Georgia Environmental Health.

Chairman Nevill asked if there is anything on file resembling a preliminary plat rather than just the expedited plat of the property. Mr. Phillips stated that to his knowledge, a plat would have to be drawn up. He explained that when this case came about, there wasn't an issue of the road widening. The issue came into the process as it was being reviewed, which triggered the change in the process. The only drawing on file is the one that was being used for the expedited plat; however, it will be changed to meet the requirements.

During a brief presentation, Mr. Ron Sluder stated that he met with Environmental Health staff and decided to move the ditch back to run along side the GA Power easement. He stated that originally, the property owners intended to just do an expedited plat, but they are now actually giving the county an additional 10 ft., which means that they had to follow the preliminary plat procedures instead of the expedited plat procedures. The county requires a minimum of 60 ft. for a private unpaved easement. He pointed out that the 60 ft. along with the additional 10 ft. from the applicant ensures that all requirements will be met. Mr. Sluder stated that he did not get

the plat done until today, but he assured the members that he would submit it tomorrow morning (10-8-08) with all of the changes. In the meantime, he is asking for approval pending all of the changes being done.

Mr. Stewart suggested approving this request contingent upon approval by Chairman Nevill and David Hainley, and if there is a disagreement, the plat will be brought back to the entire Planning Commission for review. Mr. Sluder and the members concurred.

Following discussion, a motion was made by Mr. Wayne Stewart to approve the preliminary plat for **XS1331** 120 Williams Road subject to meeting all requirements including those under the jurisdiction of the State of Georgia Environmental Health, and subject to the Chairman and the Community Development Director agreeing with the applicant on any changes, additions, corrections that need to be placed on the preliminary plat. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

TA-2008-009

Consider an amendment to add Section 623 to the Zoning Ordinance of Glynn County, Georgia to provide for administration, review standards and procedures for building permits and building permit site plans, and for other purposes.

The amendment was included in the packages for review and was presented by Mr. Hainley who explained that this proposal establishes regulations and procedures for review and approval of building permit site plans, building permits, and certificates of occupancy. The provisions incorporate references to various ordinances and standards that are to be applied to developments, and establish submittal and review standards and procedures.

Mr. Hainley stated that staff recommends approval of this proposed amendment.

Mr. Jason Counts had questions about requiring a PDF copy as referenced in the single-family residential section of line 81 in the amendment. Mr. Hainley explained that requiring a PDF copy was included at the request of the Board of Commissioners as a recommendation from staff. He stated that if someone does not have the ability to create a PDF copy, there will be a charge service offered by the Board at a normal rate. Mr. Counts asked if there is any particular scale required for the PDF copy. Mr. Hainley replied no, it only has to be legible. He further explained that the intent is to incorporate this into the Hansen System so that we have a complete record of a project as it progresses, and if something very noticeably changes, whatever was originally approved will be on file in the system.

Mr. Hainley gave a brief explanation regarding use of the phrase “other utilities” in relation to this proposal and a general discussion followed. Afterward, a motion was made by Mr. Buddy Hutchinson recommending to the Board of Commissioners approval of the amendment to establish procedures for the review and approval of building permit site plans and building permits. The motion was seconded by Mr. Eric Croft and unanimously adopted.

In other business, Mr. Hainley reminded everyone of the next joint Planning Commission workshop meeting scheduled for Tuesday, October 14th at 9:00 a.m. at the Harold Pate Building, third floor conference room.

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