

MINUTES

MAINLAND PLANNING COMMISSION NOVEMBER 3, 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
York Phillips, Planning Manager
Gail Wendel, Admin Tech/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

October 7, 2008 Regular Meeting
October 28, 2008 Joint Planning Commission Meeting

Mr. Hutchinson moved to approve the minutes and Mr. Crosby seconded. Vice-Chairman Brunson and Mr. Stewart abstained. All others voted in favor.

(ZM1287 M) (ZM-2007-037 M) Benfield - Consider a request to rezone from R-12 One-Family Residential to Mobile Home Park, 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 IDs 03-04313, 03-04314, & 03-04381, & 03-04383. Property owned by Marian B. Benfield. *(Deferred from the March 3, May 6, and August 5, 2008 regular meetings.)*

Mr. Hainley presented the item, a summary, and stated that staff recommends denial. Mr. Stewart advised the applicant that withdrawal may be the best option at this point. After a brief discussion, the applicant requested to withdraw this application.

A motion was made by Mr. Wayne Stewart to grant the withdrawal. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM1342 (M) Enclave at Gateway Center - Consider a request to amend the Planned Development Text and Master Plan for property consisting of a total of 39.532 acres located on the south side of Glynco Parkway approximately 1,200 feet east of its intersection with Golden Isles Parkway. The property has 1,875 feet of frontage on Glynco Parkway, and 415.9 feet of frontage along Canal Road. The property has an approved site plan [SP-2007-031 (M)] for multifamily dwellings based on a previous rezoning, which will be voided by this amendment. The purpose of the rezoning request is to modify the approved planned development zoning characteristics, while retaining the multifamily use. A request to subdivide the property has also been submitted [XS1358]. The project is known as "The Enclave at Gateway Center." Chad Zittrouer of Kern-Coleman & Company, LLC, agent for Jim Alexander of Enclave at Gateway Center, LLC, owner.

Mr. Phillips presented the item, pictures, and plans. He stated that staff recommends denial based on the lack of buffer on Glynco Parkway.

Mr. Chad Zittrouer with Kern-Coleman stated that they still have 30 feet between the back of their garages and the right-of-way. Even though it is not listed as a type "A" buffer there is space to make one and if they could make a motion to require them to add the type "A" buffer per the ordinance, then they would be glad to put one in.

Mr. Stewart asked Mr. Zittrouer how they missed that buffer issue. He replied that it was always 288 units but they have reduced the acreage that those units are on. There was further discussion.

Chairman Nevill asked if any commission members had any questions for the applicant. Hearing none he then asked if anyone present had any comments in favor. Hearing none, he asked if anyone present was opposed, and no one replied.

Mr. Crosby moved to deny and Mr. Stewart seconded for discussion. Mr. Stewart stated that this was a big change to absorb in one meeting.

Mr. Zittrouer asked if the commission would consider a motion to defer the item. There was further discussion.

Mr. Crosby changed his motion and moved to defer to the December 2nd meeting. The motion was seconded by Mr. Brunson and was unanimously adopted.

ZM1354 (M) Hwy. 341 RV & Boat Storage - Consider a request to rezone from Forest Agricultural to Highway Commercial, property consisting of 2.47 acres located between Old Jesup Road and New Jesup Highway (US 341). The property is at 2641 Old Jesup Road. The property has 316.15 feet of frontage on Old Jesup Road, and 83.5 feet of frontage on New Jesup Highway. The purpose of the request is to allow an enclosed building plus open storage facility with parking spaces for recreational vehicles and boats. Parcel IDs: 03-05470, 03-10090, & 03-10091. Russ Scott, agent for Stewart Daniel, owner.

Mr. Phillips presented the item, pictures, and drawings. He stated that staff recommends approval subject to meeting all requirements including access, buffer, and utilities. He further stated that they will see a site plan at a future date.

Mr. Chris Amos with P & A Engineering was available for questions. Chairman Nevill asked about buffers and Mr. Amos replied that it would be a type "A" buffer. There was further discussion and Mr. Stewart asked about seeing the plan and Mr. Amos replied that they will see it again at site plan. There was further discussion.

Chairman Nevill asked if anyone present would like to make any comments in favor or opposition. Hearing none, he asked for a motion.

A motion was made by Mr. Bill Brunson recommending approval of this request subject to meeting all requirements, including but not limited to access, buffer, utility requirements, and site plan approval. The motion was seconded by Mr. Jason Counts and unanimously adopted.

ZM1357 (M) Hopkins Tract - Consider a request to rezone from Forest Agriculture and Freeway Commercial to Freeway Commercial, property consisting of 7.1 acres located on the north side of US 17 South approximately 1,500 west of Andy Tostensen Road and 1,000 east of Pilot Lane. The area to be changed from FA to FC is approximately 94,500 square feet (2.17 acres). Parcel ID: 02-00902. Bruce W. Whitehurst, agent for Gwendolyn Muchison/Estate of James Hopkins, owner.

Mr. Phillips presented item, pictures, and drawings. He stated that staff recommends approval.

Mr. Bruce Whitehurst of Trademark Properties is available to answer questions.

Mr. Stewart asked how we ended up zoning half of a lot and Mr. Phillips stated that back when the county knew the interstate was coming through, they just drew a line.

Chairman Nevill asked if anyone present would like to make any comments in favor or opposition. Hearing none, he asked for a motion.

A motion was made by Mr. Eric Croft recommending approval of this request. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM1363 (M) Ratcliffe Tract 14 - Consider a request to rezone from Conservation Preservation (CP) to Planned Development, property consisting of 270 acres which is the upland portion of a parcel containing 850 acres. The portion of the parcel that is not included in the application will remain zoned CP. The property is intended for a mix of residential use (representing approximately 216 acres, or 80% of the request) and community recreation and open space (representing approximately 54 acres, or 20%). The project is known as "Ratcliffe Tract 14 PD." Parcel ID: portion of 03-19173. Ryan Thompson or Bill Foster of Thomas & Hutton Engineering Co., agents for Ron Martin of Wisawee Partners, LLC, owner.

Mr. Phillips presented the item, pictures, and drawings. He stated that staff recommends approval.

Mr. Bill Foster with Thomas & Hutton Engineering stated that he was available for questions.

Chairman Nevill asked if anyone present would like to make any comments in favor or opposition. Hearing none, he asked for a motion.

A motion was made by Mr. Jason Counts recommending approval of Ratcliffe Tract 14 Planned Development Text and Master Site Plan, with a maximum of 485 dwelling units and density of 1.8 dwelling units per acre. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

ZM1372 (M) Bowers Property - Consider a request to rezone from R-9 One Family Residential to Mh-20 One-Family Residential, property consisting of approximately 12 acres located at the end of North Goodbread Road. The property is located at 310 and 311 North Goodbread Road. The purpose of the rezoning request is to allow mobile homes. Parcel ID: 03-03927. Carl Murphy, agent for Mamie Bowers, owner.

Mr. Phillips presented item, pictures, and drawings. He stated that staff recommends approval of the rezoning subject to meeting all the requirements including those of Environmental Health. He further stated that since the report for this meeting was prepared, this has had a recommendation for approval of the water and sewer variance subject to the limitation of one additional mobile home without connecting to water and sewer.

During the course of discussion, it was suggested by Chairman Nevill that the applicant rezone the property to Forest Agricultural instead of Mh-20 One-Family Residential.

Mr. Croft asked what the intent of the request is and Mr. Phillips stated he believes it is to place two mobile homes on the property.

Mrs. Bowers stated her case and there was further discussion. The suggestion to change the request to FA instead of Mh-20 was brought up again and the applicant agreed.

Chairman Nevill asked if anyone present would like to make any comments in favor to which none replied. He then asked if anyone was opposed and Mr. Terry Gaskin asked if Mrs. Bowers would only be able to get four mobile homes. Chairman Nevill said yes but even to get this many she will have to come back and create an access easement and divide more property. He further pointed out that in the future, a larger subdivision could be created if someone wanted to pave roads, etc. There was further discussion.

Chairman Nevill asked if anyone else would like to make any comments in opposition. Hearing none, he asked for a motion.

A motion was made by Mr. Wayne Stewart recommending approval to rezone the property to Forest Agricultural subject to meeting all requirements, including those of Environmental Health. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

NOTE: At this point, Mr. Wayne Stewart was no longer in attendance for the remainder of the meeting.

PP1341 (M) CDL Entrance Road - Consider approval of a preliminary plat for a 346.82 acre property to create a 16.91 acre entry road at 4949 Highway 17 North, on the west side of US 17 between Harry Driggers Boulevard and Glynco Parkway. The property is zoned Planned Development and is part of the Golden Isles Gateway Planned Development. Parcel ID 03-00010. Nathan Sparks of Brunswick-Glynn County Development Authority, owner.

Mr. Phillips presented item, pictures, and drawings. He stated that staff recommends approval.

Mr. Bill Foster stated that he was available for questions.

Chairman Nevill stated that this is not a public hearing item but asked if anyone present had a question or would like to make a comment. Hearing none, he asked for a motion.

Mr. Phillips stated that it would be appropriate if the motion does include reference to the variance for the cul-de-sac. There was further discussion.

A motion was made by Mr. Buddy Hutchinson to approve this Preliminary Plat subject to meeting all requirements and with the variance for the length of the road. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

PP1338 (M) Tradewinds - Consider approval of a preliminary plat for property located on the south side of SR 99 approximately 6,600 feet east of its intersection with Golden Isles Parkway and approximately 6,300 feet west of I-95 Exit 42. The project consists of the street right-of-way for Tradewinds Parkway and contains 2.613 acres. The property is zoned Planned Development

and is part of the Golden Isles Gateway Planned Development. Parcel ID: 03-17029 (part). Brunswick-Glynn County Development Authority, owner.

Mr. Phillips presented the item, pictures, and drawings. He stated that staff recommends approval and again, it would technically be correct to include a variance for the size of the turnaround.

Mr. Robert N. Shupe asked for approval and was available for questions.

Chairman Nevill stated that this is not a public hearing item but asked if anyone present had a question or would like to make a comment. Hearing none, he asked for a motion.

A motion was made by Mr. Bill Brunson to approve this Preliminary Plat with the variance for the radius of the turnaround. There was further discussion. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SP1376 (M) Brunswick Cellulose - Consider approval of a site plan for a container storage yard located on the south side of Ash Street and west of Ross Road in the Arco area. The property is 27.69 acres and is zoned Basic Industrial. Parcel ID: 03-04993, 03-08274 through 03-08276, 03-08300 through 03-08304, 03-08306, 03-08307, 03-16551. Property owned by Brunswick Cellulose, Inc.

Mr. Phillips presented the item, pictures, and drawings. He stated that staff recommends approval including approval for the Community Development Director to review and approve the type “B” buffer because portions of that buffer may include berms and it will change the configuration.

Randall Morris presented the need and was available to answer questions. Mr. Crosby asked if Mr. Morris had any problem with the motion as stated and he replied that he did not.

Chairman Nevill stated that this is not a public hearing item but asked if anyone present had a question or would like to make a comment. Hearing none, he asked for a motion.

A motion was made by Mr. Buck Crosby to approve this Site Plan subject to meeting all requirements, including approval of adding berms to the Type “B” buffer as determined by the Community Development Director. The motion was seconded by Mr. Eric Croft and unanimously adopted.

SP1352 (M) Old Fort Properties- Consider approval of a site plan for a 8,400 sq. ft. office and storage space located on a 0.637 acre property located at 150 and 152 Newman Drive, west of Community Road and to east of Habersham Street. The property is zoned Highway Commercial. Parcel ID: 03-12430. Property owned by Old Fort Properties, LLC

Mr. Phillips presented item, pictures, and drawings. He stated that staff recommends approval.

Mr. Jim Fucetola of Old Fort Properties asked for approval.

Chairman Nevill stated that this is not a public hearing item but asked if anyone present had a question or would like to make a comment. Hearing none, he asked for a motion.

A motion was made by Mr. Buddy Hutchinson to approve this Site Plan subject to the following: approval of XS1383, approval of the sewer variance, and subject to meeting all other requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

PV1390 (M) City of Brunswick - Consider a request for the vacation of a portion of the Gordon Heights Subdivision: Block 1, Lot 1; Block 3, Lots 2-6; Block 4, Lot 1; Block 5, Lots 1-6; Block 6, Lots 1-7 as well as a request to vacate a portion of the Community Subdivision for portions of Lots 6-13. All of which are generally located between Whitlock Street and Southern Road. The property is zoned General Industrial and R-12 One-Family Residential. Parcel IDs: 03-09091 and 03-09096. City of Brunswick, owner/applicant.

Mr. Hainley presented the item, pictures, and drawings. He stated that staff recommends the vacation. Chairman Nevill asked Mr. Hainley about the administrative building that has already been approved and there was further discussion.

Mr. Dan McFee, engineer for the City of Brunswick, asked for approval and requested that the phrase "Old B&W Railroad Right-of-way" as referenced in the staff's report be removed. The Planning Commission concurred.

Chairman Nevill asked if anyone present wished to speak in favor or opposition. Hearing none, he asked for a motion.

A motion was made by Mr. Bill Brunson recommending approval to vacate a portion of the Gordon Heights Subdivision: Block 1, Lot 1; Block 3, Lots 2-6; Block 4, Lot 1; Block 5, Lots 1-6; Block 6, Lots 1-7 as well as the request to vacate a portion of the Community Subdivision for portions of Lots 6-13 for PV1390 for the City of Brunswick subject to the concurrent approval of the Board of Commissioners for the abandonment of the roads. Approval also includes removal of the phrase "Old B&W Railroad Right-of-way." The motion was seconded by Mr. Buck Crosby and unanimously adopted.

The meeting was adjourned at 7:25 P.M.
Minutes transcribed by Ms. Gail Wendel

