

MINUTES

MAINLAND PLANNING COMMISSION JANUARY 8, 2008 – 6:00 P.M. Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
Bill Brunson, Vice-Chairman
Eric Croft
Jason Counts
Leman “Buddy” Hutchinson
William “Buck” Crosby

MEMBERS ABSENT: Wayne Stewart

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

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.

Mr. Crosby made a motion to approve the summary of the minutes from December 4, 2007. Vice-Chairman Brunson seconded and all present voted in favor.

ZM-2007-043 (M)

Consider a request to rezone from FA (Forest Agricultural) to PD (Planned Development) property consisting of 5.596 acres located east of South Port Parkway, south of its intersection with Martin Palmer Drive. The property has approximately 320 feet of frontage on South Port Parkway. Parcel ID 02-00762. Ronnie Perry, agent for Robert O. Collins and Miles Loadholt, applicants.

Ms. Smolek presented the item, photos, and plat. Staff recommends approval.

Chairman Nevill asked if this is approved, and the Southport Planned Development text was changed in the future, will this property adopt the new version. Mr. Hainley replied that this property would retain the current text.

Ronnie Perry stated that he is available to answer questions.

Chairman Nevill asked if anyone present wished to speak in favor of the item and hearing none, asked if anyone wished to speak in opposition of this item to which no one replied.

A motion to approve was made by Mr. Croft and seconded by Mr. Crosby. All present voted in favor.

PP-2007-029 (M)

Hermitage Island Plantation - Consider a request for approval of a preliminary plat for property located on the south side of Oak Grove Road feet west of its intersection with US 341. The project consists of 184 lots and on 140 acres. Parcel ID number 03-07461. Driggers Homes, Inc., owner.

Ms. Smolek presented the item, map, and photos. Staff recommends approval.

Chairman Nevill stated that he has met with staff on five issues. He stated that this is not a public hearing item but they would welcome any comments.

Terry Driggers was available for questions.

A motion was made for approval as recommended by Mr. Crosby and Vice-Chairman Brunson seconded. Vice-Chairman Brunson, Mr. Croft, Mr. Crosby, and Mr. Hutchinson voted in favor. Chairman Nevill and Mr. Counts both abstained.

PP-2007-027 (M)

Canal Crossing - Consider a request for approval of a preliminary plat for property located on the west side of the Golden Isles Parkway at the northwest corner of its intersection with Canal Road. The project consists of 5 lots and 1 tract on 7.06 acres. Parcel ID number 03-03609.

Chris Amos of Thomas & Hutton Engineering was present for discussion.

Ms. Smolek presented item, map, and photos. Staff recommends approval and the recommended motions are as follows:

1. I move for approval of a variance to section 614.2 of the Zoning Ordinance for PP-2007-027 (M) subject to the applicant providing a driveway design for approval by the County Engineer and GDOT if applicable.
2. I move for approval of a variance from section 602.6, allowing 5 lots to access off a private access easement for PP-2007-027 (M).
3. I move for approval of a variance from section 602.6, allowing a 44' access easement for PP-2007-027 (M).
4. I move for approval of preliminary plat PP-2007-027 (M) for Canal Crossing, subject to meeting all ordinance requirements.

Motion #1: There was discussion and Vice-Chairman Brunson moved to approve and Mr. Counts seconded. All present voted in favor.

Motion #2: A motion to approve was made by Mr. Hutchinson and seconded by Mr. Crosby. All present voted in favor.

Motion #3: Chairman Nevill asked why the access easement is 44' and Mr. Amos replied that it is because of the Georgia Power line easement. A motion to approve was made by Mr. Croft and seconded by Mr. Crosby. All present voted in favor.

Motion #4: Chairman Nevill asked if the applicant would like to make a presentation and Mr. Amos stated he was available for questions. A motion to approve was made by Mr. Croft and seconded by Mr. Hutchinson. All present voted in favor.

SP-2007-046 (M)

Candler Business Center - Consider a request for approval of a site plan for a property located on Candler Drive, west of South Port Parkway and east of Martin Palmer Drive. This location is just south of Highway 17 South and west of I-95. The project consists of a total of 18,000 s.f., comprised of 6 office/retail units on 2.093 acres. The property is zoned Planned Development and is located within the South Port Planned Development. Parcel IDs 03-12701 and 03-12700. William S. Smith, agent for South Port Business Center LLC, owners.

Ms. Wright presented item, map, site plan, and photos. Staff recommends approval.

Don Hutchinson was available for questions.

Chairman Nevill stated that this is not a public hearing but that comments are welcome. No comments were made.

A motion to approve was made by Mr. Counts and seconded by Mr. Crosby. All present voted in favor.

TA-2007-023

An amendment to the Glynn County Zoning Ordinance, Article III (Definition and Interpretation of Terms Used in This Ordinance), Section 302 (Definitions), by amending the definition of “flag lot;” and for other purposes.

Mr. Hainley presented both this and the next item. Staff recommends approval.

Vice-Chairman Brunson moved to recommend to the Board of Commissioners the approval of the amendment to change the definition of “flag lot.” Mr. Counts seconded and all present voted in favor.

TA-2007-024

An amendment to the Glynn County Subdivision Regulations, Article VI (Design Standards), Section 603 (Lots), by amending Section 603.1 (e) regarding the standards for “flag lots;” and for other purposes.

Mr. Counts moved to recommend to the Board of Commissioners the approval of the amendment to change the definition of “flag lot” and to change the standards for flag lots. Mr. Croft seconded and all present voted in favor.

The meeting was adjourned at 6:24 P.M.
Minutes Transcribed by Ms. Gail Wendel