

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**CALLED MEETING**  
**FEBRUARY 21, 2008 - 4:00 P.M.**  
**Historic Courthouse, 701 G Street**

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**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  
Sarah Smolek, Planner I  
Janet Loving, Admin/Recording Secretary

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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.

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**Agenda - Additions, Deferrals, Deletions, Postponements**

Upon staff's request, a motion was made by Mr. Wayne Stewart, seconded by Mr. Buddy Hutchinson and unanimously adopted to move Application **ZM-2008-007 (M)** to the top of the agenda and to add Application **SP-2008-003(M)** to the agenda.

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**ZM-2008-007 (M)**

Consider a request to amend the Planned Development Text for property located on the west side of Chanslor Road and containing 44.3 acres with 2,179.46 feet of frontage on Chanslor Road. The request is to reduce the required rear yard setback as established by the Planned Development Text to a minimum of 7 feet. The property is zoned Planned Development and is in the Cottage Grove Planned Development. Parcel ID 03-19242. Glynn County, applicant. Cottage Grove Holdings, LLC, owner

Mr. Paul Christian, Assistant Glynn County Administrator, was present for discussion.

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

This site is located in an area which is undergoing significant development, and is served by water and sewer. The subject property was rezoned in 2004 to allow one-family attached units. A preliminary plat was submitted to serve as the planned development master plan. Unfortunately, there was a discrepancy, which was not noticed, between the setbacks as listed in the PD text and as listed on the face of the plat. The current proposal will establish the rear yard setback as 7 ft. as shown on the plat, as opposed to 15 ft. as shown in the text. In addition to the text amendment, the plat will need to be corrected so that the side yard setback (5 ft. and a minimum of 10 ft. between buildings) will correspond with the PD text. No other change is proposed.

**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 change is consistent with the use of the property.**

- 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, however the discrepancy leads to confusion, which should be corrected.**

- 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 Future Land Use Map indicates this site for Agriculture and Forestry 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.**

Staff's recommendation is for approval of this request subject to corresponding correction of the plat.

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

Following review, a motion was made by Mr. Bill Brunson to recommend approval of this rezoning subject to corresponding correction of the plat. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

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### **ZM-2008-005 (M)**

Consider a request to amend the Planned Development Text for property consisting of 687.822 acres located generally east of Golden Isles Parkway (formerly Canal Road), west of I-95, south of SR 99, and north of the Glynn County Public Safety Complex. The property has approximately 6,400 feet of frontage on Golden Isles Parkway and approximately 1,050 feet on SR 99. The proposed changes involve clarifications to the Planned Development Text approved under application ZM-2007-13 (M), and address (1) lot sizes, setbacks, height, density and other development standards for development within the site. The project is known as "Pinecrest Logistics Park." The property is zoned Planned Development and is part of the Golden Isles Gateway Planned Development. Parcel ID: 03-17029. L. Taylor Haley, agent for, Brunswick-Glynn County Development Authority, owner.

Ms. Taylor Haley and Mr. Jim Bishop, presenting the buyer, were present for discussion.

Before proceeding with the staff's report, Mr. Phillips distributed a corrected version of the applicant's text for the Planning Commission's review. The following is the staff's report.

The proposed changes in this text will allow greater flexibility in the range of lot sizes, building heights, and setbacks; will replace some of the introductory language on size and density of the industrial uses (the language is inconsistent with the provisions in the text); and will reduce the restriction on retail commercial uses based on the location of the commercial area. The changes will not affect the overall impacts of the development on the area.

Engineering will address traffic circulation and drainage issues during the site plan review process.

This site is served by SR 99 and Golden Isles Parkway. Both are planned for improvement, although no specific schedule has been set. This project might cause the timetable to be accelerated. The site is well situated for access as it is convenient to both Exit 42 and Exit 38 on I-95, although the former is closer. Based on ITE (Institute of Traffic Engineers) studies (chart 150), 8.5 million square feet of warehouse/distribution center will potentially generate 42,160 trips daily.

The site is served by the extensions of the county system funded by Branigar and the Economic Development Administration (EDA) in the early 2000's. Office, industrial, and distribution uses will likely create a smaller demand on water and sewer utilities than would residential.

**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.

**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 changes are consistent with the overall intent and vision for the project as depicted in the recent (2007) zoning changes, but makes refinements that improve the overall function of the project. Therefore, staff's recommendation is for approval.

Mr. Stewart stated that when this property was originally zoned, the term ODI (Office/Distribution/Industrial Uses) came up but he could not find it listed in the ordinance. He later discovered that ODI is not a zoning category; instead, it is a conceptual use. Chairman Nevill feels that in a sense it is a zoning but it only applies to this particular type of development. Mr. Brunson stated that in his opinion, ODI needs to be listed under some type of classification for clarity.

Chairman Nevill had questions about the charts relative to signage and asked if the information about the signs only applies to the ODI uses or if the 100 ft. limit also applies to Freeway Commercial. Mr. Jim Bishop stated that the 100 ft. limitation is for the entire piece of property. Ms. Taylor Haley stated that this would be clarified in the text.

At this time Mr. Bishop introduced his clients, Mr. Tony Bartlett, Bucky Shamburger and Denton Shamburger who are the prospective buyers of the property.

Mr. Bishop stated that he is very excited about what's going on in Glynn County and feels that the development will have a great impact on the area. He pointed out that the zoning text was generated years ago by Cameron Bland when Branigar/Union Camp purchased the property. He stated that he has been struggling to figure out the text so that his clients, at the end of the day, can understand what they are buying, what they can sell and what they can develop.

Mr. Bucky Shamburger elaborated on the development text and explained the significance of Areas A and B.

Mr. Stewart commended the developers and all involved for answering all of the questions from the commission and residents over the past few weeks concerning this project.

After all comments were made from those speaking in favor of this request, the floor was opened for opposition beginning with Mrs. Judith Williams of Timber Ridge Subdivision. Mrs. Williams stated that she does not want to live across from an industrial site and she doesn't want commercial in her neighborhood. She also expressed concerns about drainage and the tremendous amount of truck traffic that this development would produce. Mrs. Williams stated that Timber Ridge is crime free, but if approved, this proposal would change the peace and tranquility of her neighborhood. Trees would be destroyed again and more flooding will occur. Chairman Nevill explained to Mrs. Williams that the area that she is concerned about will be addressed by DOT. The tract that is being discussed at this time is located on the other side and contains 150 ft. to 200 ft. of right-of-way. He stated that DOT has plans to four-lane the area in the near future, and he pointed out that there won't be any draining near her property from this development.

Mr. Stewart further explained to Mrs. Williams that this is not a rezoning request. The property is already zoned and has been for many years. He stated that the commission is trying to work with the developers to have the least amount of impact to the area.

Mr. Scott Phillips of Timber Ridge Subdivision was also present to oppose this request. He stated that his biggest concern is the horrendous traffic and the potential for accidents to occur. He stated that there needs to be some type of requirement for no thru traffic and the area needs to be made safe for cars and truck traffic. Mr. Brunson stressed that this commission has been very sensitive to protecting Timber Ridge residents.

There was a lengthy discussion between the Planning Commission and the developers concerning a compromise in signage. Afterward, a motion was made by Mr. Bill Brunson to recommend approval of this request subject to a 200 ft. setback for the 100 ft. pylon signs along Highway 99 and Golden Isles Parkway and subject to additional corrections contained in the text. The motion was seconded by Mr. Wayne Stewart and unanimously adopted.

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**SP-2008-003 (M) Canal Crossing, Phase 1 Lot 2**

Request for approval of a site plan for property located on the west side of the Golden Isles Parkway at the northwest corner of its intersection with Canal Road. The total project consists of 5 lots and 1 tract on 7.06 acres. This approval is limited to Lot 2, consisting of 1.51 acres. Parcel ID number 03-03609. P&A Engineering, agent for Brunswick Land Partners, LLC, owner.

Mr. Chris Amos of P&A Engineering was present for discussion.

According to the staff's report, which was presented by Ms. Smolek, this site is currently vacant, but is shown for commercial on the Future Land Use Plan. The applicant shall relocate the TEA grant trees. Permission from GA DOT must be obtained for work in the right-of-way. Also, the applicant shall submit a site plan that fulfills the requirements of section 619 of the Zoning Ordinance in accordance with the County Engineer. Details of construction will be reviewed with the building permit. Construction plans should be approved before building permits are reviewed.

This site is served by Canal Road. Regarding utilities, no CO will be issued until the lift station is accepted for operation by the Joint Water and Sewer Commission.

No vertical construction will begin without written permission from the Fire Marshall.

Staff recommends approval of the site plan for Canal Crossing, Phase 1 Lot 2 with the following conditions:

1. Applicant must relocate the TEA grant trees.
2. Applicant must submit a site plan that complies with Section 619 of the Zoning Ordinance.
3. Permission from GDOT must be obtained for work in the right of way.
4. No CO will be issued until the lift station is accepted for operation by the JWSC.
5. No vertical construction will begin without written permission from the Fire Marshall.

Mr. Chris Amos gave a brief presentation followed by a general discussion. Afterward, a motion was made by Mr. Jason Counts to approve this request subject to staff's recommendations, with the exception of submitting a site plan under Section 619 of the Zoning Ordinance. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted. (Staff was advised to work with the developer on the access on to Canal Road.)

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There being no further business to discuss, the meeting was adjourned at 5:40 p.m.