

MINUTES
MAINLAND PLANNING COMMISSION
CALLED MEETING
FEBRUARY 12, 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
Iris Scheff, Planner III
Janet Loving, Admin/Recording Secretary

Chairman Gary Nevill called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

Inasmuch as **ZM-2007-027 (M)** has been reviewed at least four times, Chairman Nevill advised that the Planning Commission would only hear new information. He then read the item into the record as follows:

ZM-2007-027 (M)

Consider a request to rezone from FA to PD property consisting of 27.99 acres located on Highway 99 at Chanslor Road. The address of the property is 4972 Highway 99. The property has approximately 2,501 feet of frontage on SR 99. The purpose of the request is to have a mixed commercial and residential development. The project is known as "Chanslor Crossing." *This item was referred by the Board of Commissioners at its January 17th meeting.*

Mr. Camron Owens and Mr. Daniel R. Coty Jr. were present for discussion.

The following report was included in the packages for the Planning Commission's review and was presented by Mrs. Scheff:

The following summarizes highlights of the new Planned Development text for Chanslor Crossing. A fifty foot right of way is proposed to be reserved within which no development will occur along S.R. 99 to help facilitate the State of Georgia's future plans to widen the road. The intention is to allow development of a strip retail center or a convenience store at this intersection and along the S.R. 99 frontage.

Uses permitted in the PD text are commercial and multi-family residential, corresponding to those uses listed for the Glynn County Highway Commercial zoning district and for the Medium Residential zoning district; they are to be located within those specific sections of the site depicted on the Master Site Plan map.

The Planned Development Text and Master Plan map, if approved, would be the controlling documents for development of the site. Each use is to be submitted for review and approval by the Mainland Planning Commission on a per site development basis.

A 30 ft. buffer is proposed to be provided between this parcel and the adjacent properties to the south. A buffer is required to be provided between multi-family and commercial uses under the pending buffer ordinance. The current draft calls for a Type A buffer-a planted strip not less than 20 ft. wide containing specific numbers and types of trees, shrubs, and ground cover.

The land is in Zone X which is not considered a special flood hazard zone, and there are no wetlands on the property. It is intended to be developed in phases by site plan application for commercial and multi-family developments, with expected build out being in about five years.

Engineering suggested that drainage and road intersection location will be dealt with pursuant to Glynn County regulations at the time of site plan submittal and review. (Note: The Master Plan shows a realignment of Chanslor Road with Highway 99.) A 50 ft. right-of-way has been set aside for future widening of that road. The GA DOT has indicated that when improvements are made to widen SR 99, a bridge will be constructed over the railroad and Chanslor Road would be required to be relocated.

The project proposes to use Glynn County water and sewer.

It is generally estimated that residential dwelling units generate about 10 traffic trips per day resulting in a traffic generation based on the multi-family component of the proposal of 830 traffic trips per day. No estimates were made for the commercial component due to the variety of uses that are permitted under the Highway Commercial zoning district referenced in the Planned Development text, and the lack of specific information on the uses to be established.

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, the proposed use may be suitable depending on the magnitude and intensity of the retail use(s) and the multi-family uses, the total amount of traffic generation, and the configuration of the traffic network designed to handle the traffic.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

No, but it is possible to have an adverse effect if commercial and residential development generate excessive traffic for the proposed road network and design.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, it could be used for agricultural or farming purposes.

- 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.

It is not known at this time because it depends specifically on what is developed there.

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

No. The Future Land use for the site is Agriculture/Forestry, which is not consistent with the proposed rezoning for Commercial and Medium Density Residential uses.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Yes, the existing condition is that substantial residential subdivision development is occurring adjacent to and within the area surrounding the site. This residential community has voiced support for more residential development at this site, and this community plus additional future residents could provide a customer base to support commercial uses.

Chanslor Crossing proposes a mix of commercial and multi-family residential uses for the property. If properly developed, this request could be a desirable proposal.

However, the possible combinations of retail, commercial, and multi-family units are not pre-planned to a certainty that allows solid estimates to be generated.

Provided this request is approved, caution should be used with respect to the traffic generation characteristics of each site as it is presented in the context of the area overall (long range projections), and the overall transportation network and flow should be assessed with each individual added development, whether commercial or residential, to enable the overall site to become an asset rather than a burden.

Based upon the previous Mainland Planning Commission approval, staff recommends approval subject to the following:

1. Chanslor Road intersection shall be maintained at a Level C service level.
2. A 50 ft. right-of-way shall be reserved along the total frontage of SR 99. Setback shall be measured from this line.
3. Each site undergoing site plan approval shall conduct and submit a traffic generation proposal along with their site plan submittal.
4. The road network shall allow for separation of pedestrian and vehicular traffic within and throughout the design layout (safety designed sidewalks, streets, intersections and parking lots).
5. Space shall be set aside and dedicated to the county for a school bus pullover and pick-up.
6. Any subdivision of the property located between Chanslor Road and the railroad shall be divided to include cross access easements which will connect to Chanslor Road right-of-way beyond the point of the 50 ft. reservation of additional right-of-way.
7. For the northern tract, the applicant shall dedicate to the county at the time of the first site plan approval or upon request a 60 ft. right-of-way to reconnect Chanslor Road to SR 99 beyond the projected touchdown area for the bridge over the railroad. The exact location and geometrics shall be approved in conjunction with the site plan approval.
8. No drinking establishments and no truck terminals shall be allowed.

Mr. Cameron Owens, applicant/owner, did not have any new information to present, but he asked for clarification on the revised recommendation to dedicate the 60 ft. right-of-way to the county. He wanted to know if the term “dedicate” is synonymous with a donation because this encompasses a sizeable portion of the property. Mr. Wayne Stewart stated that he disagrees with using the term “dedicate” and stated that perhaps this land could be set aside but not “dedicated” or given to the county.

Mr. Hainley explained that the idea is to give or dedicate this portion to the county because if necessary, the county would have to build or rebuild the road at its expense. However, members of the Planning Commission were adamant about this issue and agreed that the language should be changed. Mr. Stewart stated that “Glynn County does not have the power to make this man give up his land.” Chairman Nevill suggested the term “provide” but Mr. Stewart stated that he would prefer saying that the applicant shall “consider dedicating” to the county... Mr. Owens stated that he just wants to do whatever is right.

Mr. Randall Morris of GA Pacific was present to oppose this request for the same reasons expressed at the previous meeting. He suggested that the Planning Commission defer this item until a traffic study is completed to ensure the health, safety and welfare of the residents. Mr. Stewart stated that it is very difficult to do a traffic study at this point because they don’t know what’s being developed. Also, the Planning Commission agreed that the applicants had waited long enough and it is not right to continue to hold them up.

At the end of discussion, a motion was made by Mr. Wayne Stewart, seconded by Mr. Buck Crosby and unanimously adopted to recommend to the Board of Commissioners, approval of rezoning request **ZM-2007-027 (M)** with the following contingencies:

1. Chanslor Road intersection shall be maintained at a Level C service entrance.
2. A 50 ft. right-of-way shall be reserved along the footage of SR 99. Setback shall be measured from this line.
3. Each site application to be accompanied by a traffic generation proposal for evaluation as Community Development and Engineering deem necessary with the site plan submitted.
4. The road network shall allow for separation of pedestrian and vehicular traffic within and throughout the design layout (safety designed sidewalks, streets, intersections and parking lots).
5. Space shall be set aside and considered to be dedicated to the county with the exchange of any closed portion of Chanslor Road for a school bus pullover and pick-up.
6. Any subdivision of the property located between Chanslor Road and the railroad shall be divided to include cross access easements which will connect to Chanslor Road right-of-way beyond the point of the 50 ft. reservation of additional right-of-way.
7. For the northern tract, the applicant shall consider dedicating to the county at the time of the first site plan approval a 60 ft. right-of-way to reconnect Chanslor

Road to SR 99 beyond the projected touchdown area for the proposed bridge over the railroad. This proposed dedication shall be in exchange for any unused portion of Chanslor Road. The exact location and geometrics shall be approved in conjunction with the site plan approval.

8. No drinking establishments and no truck terminals shall be allowed.

SP-2007-031 (M) The Enclave at Gateway

Consider a request for approval of a site 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 approximately 1,875 feet of frontage on Glynco Parkway and 416 feet of wetlands fronting Canal Road. The project consists of 288 apartment units within 3 and 4 story buildings on 23 acres and an amenity center on 1.5 acres. An additional 110 dwelling units are indicated on 14.9 acres reserved for future development. The property is zoned PD (Planned Development). Parcel ID's 03-12106 & 03-14371. Chad Grimm, agent for The Athenaeum Group II, LLC, owners.

Mr. Chad Grimm was present for discussion.

According to the staff's report, this site was recently rezoned in order to allow multi-family development based on a non-detailed master plan. The master plan has now been brought forth in a more detailed "Planning Commission Site Plan" for the consideration of the Mainland Planning Commission.

As described, the site plan represents a portion of property to be developed in a first phase, while the other portion is reserved for future development.

Several characteristics of the plan were at issue, including the wetland delineation (which had expired), and a proposed second entry (onto highly trafficked Canal Road). Those issues were acknowledged by the development team and strategies to handle them were established. The wetland delineation will be updated at the construction plan phase.

The site was revised to close the Canal Road entrance to general traffic and it is now to be reserved for emergency purposes only. Any proposed change to that entry would be returned to the Planning Commission for consideration.

The lift station for this development is at capacity. The county upgrade to this facility does not currently have a projected completion date. Based on this status, the applicants have been cautioned that they may opt to do the upgrades and any utility work for the development to attain water and sewer facilities.

Staff recommends approval of this site plan subject to a restriction on issuance of a Certificate of Occupancy (CO) based on lift station capacity, and subject to meeting all other requirements.

During a brief presentation, Mr. Grimm pointed out the amenities contained in this gated development, and a general discussion followed.

Mr. Donald Curry, president of Nottingham Homeowners Association, expressed concerns about traffic and density, but stated that his primary concern is that he and the residents of Nottingham Subdivision were not aware of this request. Mr. Curry stated that he is not necessarily opposed because he doesn't know enough about it. He then asked if he could get a copy of the site plan to present to his Board of Directors. Chairman Nevill stated that a copy of the site plan would be made available to Mr. Curry. He also stated that the ordinance will be modified to include notification of site plans and preliminary plats in the same manner as rezoning requests.

Following discussion, a motion was made by Mr. Buddy Hutchinson for approval of the site plan for The Enclave at Gateway subject to a restriction on issuance of a CO based on lift station capacity, and subject to meeting all other requirements. The motion was seconded by Mr. Eric Croft. Voting Aye: Mr. Jason Counts, Mr. Eric Croft, Mr. Buddy Hutchinson, Mr. Gary Nevill and Mr. Wayne Stewart. (Mr. Brunson and Mr. Crosby were no longer in attendance.)

There being no further business to discuss, the meeting was adjourned at 6:50 p.m.