

MINUTES

MAINLAND PLANNING COMMISSION FEBRUARY 5, 2008 - 6:00 P.M. Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Eric Croft
Buck Crosby
Buddy Hutchinson
Wayne Stewart

ABSENT: Jason Counts

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 procedures and audience participation in discussing agenda items.

MINUTES

December 4, 2007 Regular Meeting
December 11, 2007 Called Meeting
January 3, 2008 Called Meeting
January 8, 2008 Regular Meeting

Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Eric Croft, the above listed Minutes were approved and unanimously adopted.

Agenda - Additions, Deferrals, Deletions, Postponements

Upon staff's request, a motion was made by Mr. Wayne Stewart, seconded by Mr. Buck Crosby and unanimously adopted to defer Application **ZM-2008-005 (M)** until the February 21st Called Meeting beginning at 4:00 p.m.

At the Chairman's request, a motion was made by Mr. Wayne Stewart, seconded by Mr. Buddy Hutchinson and unanimously adopted to move Application **SU-2008-001 (M)** to the top of the agenda.

SU-2008-001 (M)

Consider a request for a special use permit for a mobile home due to medical hardship at 228 Chris Road. The property is located on the east side of Chris Road approximately 1,300 feet northeast of its intersection with SR 99. The property consists of 1 acre and is zoned Forest Agricultural. Parcel ID number 03-09248. Property owned by Janice Gay.

Ms. Jeanette Ballew, agent, was present for discussion.

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

The Glynn County 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 ordinance states that the applicant shall provide:

- a) A property owner's statement describing the need, identifying the person requiring medical care and the person to provide the care, and relationship of the persons to reside in the mobile home.
- b) A certificate of need and necessity filled out and signed by a medical doctor, describing the medical problem(s), and offering a professional opinion of need.

The applicant's agent has submitted a letter from a doctor documenting the need for the medical hardship.

In addition to the existing mobile home, the applicant is asking for a temporary second mobile home due to a medical hardship. At the conclusion of the need for the second unit, one of the two mobile homes will be removed and the other will remain as the only dwelling on the property.

According to the applicant, an existing well and septic system on the site will be utilized for utilities.

Staff recommends that the request for a special use permit for a medical hardship be approved for two (2) years, subject to meeting all county and health department requirements.

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

Ms. Jeanette Ballew gave a brief presentation, followed by a general discussion. Afterward, a motion was made by Mr. Wayne Stewart recommending approval of the special use permit for medical hardship for two (2) years, subject to meeting all county and health department requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2007-035 (M)

Consider a request to amend the Planned Development Text to allow signage, including (1) three building signs per business establishment, (2) signage on the gasoline island canopy, and (3) a pylon sign on property consisting of approximately 3.67 acres located on the north side of US 17, approximately 1,200 feet west of its intersection with Andy Tostensen Drive. The property is Zoned Planned Development. Parcel ID 03-21107. GBCC, Inc., owner.

Mr. Mike Dorminey was present for discussion.

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

This is a proposal to allow signage for the site listed above. A convenience store/gas station and restaurant have been constructed at the location.

In the course of reviewing the sign permit applications, it was discovered that the original planned development text for this project referred to Article VIII of the Zoning Ordinance for provisions for signage. Article VIII in turn says that within PD developments, the signage will be governed by the terms of the PD text. The purpose of this request is to establish the signage parameters that will apply so that the permits can be issued and the signage will not have to be removed.

A review of commercial PD projects indicates that a common approach is to reference the sign standards in a conventional commercial zoning district, such as Highway Commercial or Freeway Commercial. The proposed signage include “SUNOCO” and “Official NASCAR Fuel” logo signs on the canopy, along with a conventional freestanding (pylon) sign, a high rise pylon sign, and building signs for each business. These signs are as permitted for a development under conventional Freeway Commercial zoning.

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 does not significantly affect the use of nearby properties. Commercial use in the vicinity of residential uses is not inherently unsuitable.

- 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 it is reasonable to expect signage in conjunction with a commercial use.

- 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 industrial 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.

Mr. Phillips stated that staff's recommendation is two-fold. Staff recommends approval subject to Freeway Commercial sign standards; or subject to an established standard for distance between high-rise signs and the Interstate Highway.

By a show of hands, there were approximately 35 adjacent property owners present to either express concerns or speak in opposition to this request. Also present to speak in opposition were representatives from Satilla Shores Subdivision and

representatives from Royal Oaks Subdivision who in addition, submitted written objections on behalf of the Royal Oaks Homeowners Association.

In light of the concerns from the adjacent neighbors and the number of signs being out of compliance, Mr. Eric Croft suggested a deferral to allow the applicant to meet with the neighbors and try to come to an agreed upon solution possibly before returning to the Planning Commission for a recommendation. Mr. Dorminey concurred.

Following discussion, a motion was made by Mr. Eric Croft to defer this item until the March 4th Mainland Planning Commission meeting, beginning at 6:00 p.m. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

ZM-2008-002 (M)

Consider a request to amend the Planned Development Text for property located on the southeast side of Glynco Parkway approximately 1,600 feet east of its intersection with Charing Cross. The property consists of 4 acres with approximately 500 feet of frontage on Glynco Parkway. The property is occupied by the Fairhaven Assisted Living Center. The request is to increase the height limit to 60 feet and to reduce the setback to 0 feet adjacent to an unbuildable lot. The property is zoned Planned Development and is in the Golden Isles Gateway Planned Development. Parcel ID 03-14372. Gary Moore, agent for Fairhaven Assisted Living Center, owner.

Due to no one being present to represent this request, a motion was made by Mr. Wayne Stewart, seconded by Mr. Buck Crosby and unanimously adopted to defer this item until the March 4th meeting, beginning at 6:00 p.m.

In other business, Mr. Hainley reminded the members of the upcoming meetings and urged them to attend.

There being no further business to discuss, the meeting was adjourned at 6:35 p.m.