

# MINUTES

## MAINLAND PLANNING COMMISSION DECEMBER 2, 2008 - 6:00 P.M. Historic Courthouse, 701 G Street

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**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

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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 procedure and audience participation in discussing agenda items.

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### MINUTES

**November 3, 2008 Regular Meeting**  
**November 25, 2008 Called Meeting**

Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Buck Crosby, the Minutes of the *November 3<sup>rd</sup> Regular Meeting* were approved and unanimously adopted.

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the *November 25<sup>th</sup> Called Meeting*. The motion was seconded by Mr. Buck Crosby. Voting Aye: Messrs. Brunson, Croft, Crosby, Hutchinson and Nevill. Mr. Stewart did not attend the November 25<sup>th</sup> Meeting and therefore abstained from voting.

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

Upon the applicant's request, a motion was made by Mr. Wayne Stewart, seconded by Mr. Bill Brunson and unanimously adopted to defer Application **ZM1403 (M)** until the January 6, 2009 Mainland Planning Commission meeting beginning at 6:00 p.m.

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**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 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. *Deferred from November 3 meeting.*

Mr. Chad Zittrouer was present for discussion.

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

This property has 1,875 ft. of frontage on Glynco Parkway, and 415.9 ft. 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 (**XSI358**).

This proposal was reviewed based on a comparison with the existing approved site plan referenced above. The existing site plan contains a landscaped buffer along Glynco Parkway with varying width, a minimum of 15 ft. and more, with landscaped berm and vegetative screening. The new proposal first depicted garages abutting the 30 ft. building setback line along Glynco Parkway, but not a landscaped buffer. Where garages end towards Fairhaven Assisted Living Center, a fence was depicted, also without landscape material.

A recent revision of the new site plan places a landscaped buffer along Glynco Parkway. Although plant material sizes are not given, the plans contain appropriate plant material types, and once correct sizes were used, then the landscape plan would be an adequate match for the previously approved planned development plans. Review of the proposed landscape plans in detail including plant material sizes would be conducted at building construction stage of development to ensure requirements are met.

Both plans contained a fence and 10 ft. landscaped buffer along the property abutting Fairhaven Assisted Living Center.

Engineering had an issue with pond overflow, which would be revised to allow construction, however, not with the concept of the zoning or master plan text.

The rezoning proposal is compliant for traffic control; no issues were raised regarding Glynco Parkway or traffic impact. The Fire Department and Police Department also found this request to be compliant.

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 are cautioned that they may opt to do the upgrades and any utility work for their development to attain water and sewer facilities.

The project will generate an estimated 156 school age children [288 residential dwelling units x 0.54 children per unit = 155.52] for proposed Phase I, which is only a portion of the total since an undeveloped +/- 12 acre portion remains to be developed under this proposal.

**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 use, medium density residential, is already approved for the site.**

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

**No, to the extent the proposed master plan has been revised and does contain the buffers now required in the Zoning Ordinance of all development including adjacent and nearby property, there will not be an adverse effect, compared to the approved site plan for the property.**

- 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, not for existing streets, transportation facilities, or schools, however the sewer utility has no remaining capacity to serve this development, which is true for both the approved master plan as well as for the revised proposed master plan.**

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

**This site is located in the Central Glynn Future Development Area and in the vicinity of an existing Activity Center (Exit 38). This designation permits 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, since there is an approved master plan and text that provide a landscaped buffer along Glyngo Parkway, and this proposal has been revised to also contain a landscaped buffer, this is supporting grounds for approval.**

Mr. Hainley stated that staff recommends approval of the revised Planned Development Zoning Proposal, *ZM1342 (M)*, The Enclave at Gateway Center.

Mr. Stewart had questions about the size of the buffer. Mr. Hainley stated that the minimum buffer is 15 ft. and it exceeds the buffer requirements of the ordinance. He also stated that staff is satisfied with the variety and species of plant materials used on the buffer.

Mr. Stewart had additional questions about the drainage issue with the lake. Mr. Hainley explained that the applicant has agreed to provide a complete hydrology study demonstrating the hydraulics of the lake and its relationship to the canal. This study will be reviewed during the building site plan phase of the development. He pointed out that there are no changes in the density or the uses, and the restriction for the emergency access remains the same.

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

Following discussion, a motion was made by Mr. Buck Crosby recommending that the Board of Commissioners approve the revised Planned Development Zoning Proposal, *ZM1342 (M)*, The Enclave at Gateway Center, based upon meeting requirements that alternate from but are not substantially lacking from the existing approved site plan (*SP-2007-031 M*). The motion was seconded by Mr. Eric Croft and unanimously adopted.

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**SP1420 (M) New Beginnings Assembly of God**

Consider approval of a site plan for a religious educational assembly modular building on 5.0 acres located on the northwest side of Highway 17 North approximately 650 feet north of Reagan Drive. The property is accessed by way of Reagan Drive and Glynn Park Road. The property is zoned Forest Agricultural. Parcel ID: 03-11027. Reverend Lloyd O. Jones, III, agent for New Beginnings Assembly of God, Inc., owner.

Reverend Jones was present for discussion.

In presenting the staff's report, Mr. Phillips explained that this property is currently undeveloped and is being proposed for the use of a place of worship in accordance with Section 704.2 (5).

The applicant submitted construction plans to apply for a building permit and was advised to submit for a site plan review. The property address is on Highway 17 North, and is served by well and septic system. Other than its location, an existing building on the property to the south is not associated with the church, being used presently by its owner for storage. A 64 ft. by 35 ft. (2,240 square feet) modular building is to be constructed for the purpose of a place of worship.

According to engineering staff, there appear to be no issues noted for the site plan. Any design problems that may be encountered in the future will be dealt with in conjunction with construction plan review. The site is currently served by individual well and septic system.

The property is accessed by way of Reagan Drive and Glynn Park Road, rather than by Highway 17 North. At present the entry area to the site is grassed. Future plans are to pave from the edge of existing pavement on Glynn Park Road all the way to the proposed paved parking lot.

Mr. Phillips stated that staff recommends that this request be approved subject to meeting all requirements.

For clarification, Mr. Hutchinson asked if the entrance would be via Glynn Park Road. Mr. Phillips replied yes, Glynn Park Road is the existing entrance and it is sufficient for this particular use.

Following discussion, a motion was made by Mr. Wayne Stewart to approve the site plan for New Assembly Church of God, **SP1420**, subject to meeting all requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted. At this time, Reverend Jones stated that the correct name of the church is "New Beginnings Assembly of God." The correction was noted and the motion carried for approval.

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In other business, a motion was made by Mr. Buddy Hutchinson to approve the Preliminary Calendar for the 2009 Mainland Planning Commission Meetings with the first meeting being held on January 6<sup>th</sup> beginning at 6:00 p.m. at the Glynn County Historic Courthouse. The motion was seconded by Mr. Eric Croft and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 6:20 p.m.