

DRAFT MINUTES

**MAINLAND PLANNING COMMISSION
OCTOBER 6, 2009 - 6:00 P.M.
Historic Courthouse, 701 G Street**

MEMBERS PRESENT: Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Jason Counts
Buck Crosby
Buddy Hutchinson
Ryan Lawrence
Julie H. Martin

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

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

Minutes

September 1, 2009 Regular Meeting
September 22, 2009 Called Meeting

Upon a motion made by Mr. Bill Brunson and seconded by Mr. Buddy Hutchinson, the Minutes of the September 1st Regular Meeting and the Minutes of the September 22nd Called Meeting were approved and unanimously adopted.

SP1683 Humane Society

Consider approval of a site plan for a 2,530 sq. ft. addition to the Humane Society on approximately 7.95 acres. The project is located on the west side of Highway 17 approximately 900 ft. south of its intersection with Glynco Parkway. The property is zoned Forest Agricultural. Parcel ID 03-00148 and 03-00149. Tidewater Engineering, agent for Humane Society of South Coastal Georgia, owner.

Mr. Peter Schoenaur and Mr. Larry Bryson were present for discussion.

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

This request is for the expansion of the existing Humane Society facility on Highway 17. The addition consists of a 2,530 sq. ft. building and the addition of a new parking lot.

Engineering, staff as well as fire and police found this project compliant for the Planning Commission's review. Details of the site plan will be discussed with the building permit.

The property has frontage and an existing access on Highway 17. The site will be served by JWSC for sewer and by existing well for water

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission's review shall be guided by the following standards and criteria:

- 1) The application, site plan, and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff comment: This requirement has been met.**
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading, and the flow of traffic, which may reasonably be anticipated. **Staff comment: This requirement has been met.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met subject to review by engineering as part of the review of the building permit.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: There are trees that will have to be removed where the proposed building footprint will be located and in the adjacent parking lot.**

- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: No buffer required.**
- 7) Adequate provisions are made to control the location, intensity, and direction of all outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: This requirement has been met or will be met through the building permit process.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: N/A**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: Sewer to be provided by JWSC and water is to be provided by an existing well.**

Mr. Landon stated that staff recommends that *SP1683*, Humane Society of South Coastal Georgia, be approved subject to meeting all requirements.

Chairman Nevill stated that the property is not a commercial zoning but the use is considered to be commercial. He then asked if the applicant would have a problem with a required 20 ft. natural buffer along the north property line adjacent to the residential property. Mr. Peter Schoenaur stated that including the buffer would not be a problem.

Mr. Buddy Hutchinson asked if the applicant intends to demolish the old building. Mr. Larry Bryson stated that at some future date and when funds are available the old building would be torn down.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve *SP1683*, Humane Society of South Coastal Georgia, subject to meeting all requirements including a 20 ft. natural buffer along the north property line adjacent to the residential property. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

TA1660 Section 624 Tree Ordinance

Consider an amendment adding Section 624 to the Zoning Ordinance of Glynn County, Georgia, to provide for an amendment for standards for tree canopy preservation on St. Simons Island, and for other purposes.

In presenting the staff's report, Mr. Hainley explained that the proposed ordinance is applicable to new development or construction, with the exception of single family residential lots or uses where clear areas are essential to their function (such as

golf courses, ball fields, and airport clear zones). The ordinance establishes requirements for a tree plan in conjunction with review of a site plan, and sets up a system of credits for preserved and new trees. Developments subject to the requirements must achieve eight credits per acre through preserved trees and new trees. The standards are the minimum required and may be exceeded at the discretion of the developer.

The proposed ordinance amendment implements a recommendation of the Comprehensive Plan.

Mr. Hainley stated that staff recommends approval of the amendment adopting Section 624 to establish the St. Simons tree canopy preservation regulations and procedures. He stated that The Islands Planning Commission reviewed the amendment and also submitted a recommendation for approval.

Mr. Bill Brunson stated that a lot of good work has gone into this proposal and he commended everyone who worked so diligently on this task; however, he stated that he has an “absolute aversion to giving government interference in the free enterprise system that’s worked admirably since 1733.” Therefore, Mr. Brunson stated that he intends to vote against this proposed amendment. Chairman Nevill somewhat agreed, stating that it infringes a little on private property rights. He added however that it might be good for the Island.

Mr. Jason Counts stated that he has a problem with this proposal because it requires another layer to the permitting process and creates additional expenses. He stated that currently, in his opinion, St. Simons Island has no tree canopy problem. With the nature of business and the way things are being kept in the residential areas, he doesn’t see the need for this in the future. Mr. Crosby agreed with his fellow commissioners and stated that he also intends to vote against this proposal.

Mr. Robert Ussery was present to speak in favor of this amendment. He stated that for years a number of citizens on St. Simons pushed for a tree ordinance. The first drafts were pretty stringent and the Islands Planning Commission realized, as noted by Chairman Nevill, that it would be an encroachment relative to residential property. However, with some of the thoughts about commercial hot spots, he feels that requiring trees in commercial areas is a good idea and goes a long way toward energy conservation and land preservation that we currently don’t have in the ordinance. He pointed out that instead of looking at the proposal as just a tree canopy, it should perhaps be viewed as a way to manage shade and drainage. Mr. Ussery feels that the requirements in this proposal are modest and should not cause any disruptions on St. Simons. He believes that it is a good thing and he hopes that the Mainland Planning Commission would agree with a recommendation for approval.

At the end of discussion, a motion was made by Mr. Buck Crosby recommending denial of the amendment adopting Section 624 to establish the St. Simons tree canopy preservation regulations and procedures. The motion was seconded by Mr. Jason Counts. Voting Aye (in favor of denial): Mr. Bill Brunson, Mr. Jason Counts, Mr. Buck Crosby, Mr. Buddy Hutchinson, Mr. Gary Nevill and Mr. Ryan Lawrence. Voting Nay (against denial): Ms. Julie Martin.

TA1691

Consider an amendment to Article III, Section 302 of the Zoning Ordinance of Glynn County, Georgia, to amend the definition of “Lock-Out Units” and for other purposes.

In presenting the staff’s report, Mr. Hainley explained that this is an amendment clarifying that such units will be treated as dwelling units for the purpose of calculating density and determining the number of allowable units. He stated that staff’s recommendation is for approval.

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

Following a brief discussion, a motion was made by Ms. Julie Martin, seconded by Mr. Bill Brunson and unanimously adopted recommending that the Board of Commissioners approve the amendment revising the definition of “Lock-Out Units.”

In other business, Mr. Hainley reminded everyone of the upcoming workshops and meeting dates for both Planning Commissions.

There being no further business to discuss, the meeting was adjourned at 6:17 p.m.