

MINUTES

MAINLAND PLANNING COMMISSION

MAY 5, 2009 - 6:00 P.M.

Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Buck Crosby
Alan Dixon
Julie Hunter
Buddy Hutchinson

ABSENT: Jason Counts

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. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

Minutes

April 7, 2009 Regular Meeting

A motion was made by Mr. Buck Crosby to approve the Minutes of the April 7th Regular Meeting. The motion was seconded by Ms. Julie Hunter. Voting Aye: Mr. Buck Crosby, Mr. Alan Dixon, Ms. Julie Hunter, Mr. Buddy Hutchinson and Mr. Gary Nevill. Mr. Brunson did not attend the April 7th Meeting and therefore abstained from voting.

ZM1528 High Performance Tube

Consider a request to rezone from Local Commercial to Limited Industrial, property consisting of 0.69 acres located on the south side of Community Road (SR 303) southeast of its intersection with Habersham Street. The property to be rezoned has approximately 170 ft. of frontage on Habersham Street and approximately 215 ft. of frontage on Community Road. Parcel ID: 03-04955 (part). High Performance Tube, Division of Valtiment, Inc., owner.

Mr. Kip Goodbread of EMC Engineering was present for discussion.

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

This property is a portion of a larger site (5.69 acres) that produces tubing. The applicant wishes to expand the operations. This expansion will extend into a portion of the property that is currently zoned Local Commercial. The expansion is consistent with the existing land use.

Georgia DOT and the County Engineering Department are working cooperatively to review the impact of an expansion on the existing right-of-way and may determine that the proposed change will require a deceleration lane on Community Road. If this is the case, the front yard setback will be encroached due to the widening of the right-of-way. The property has a second access onto Habersham Street.

Based on the Institute of Transportation Engineers guidelines, the proposed expansion will generate 84 additional daily trips. This segment of Community Road currently has 16,260 daily trips based on data provided by Georgia DOT.

The site will be served by a combination of private and public utilities.

The Fire Marshall is currently reviewing the location and type of storage tanks to be located on the site. The tanks are currently shown to be above ground, however the Fire Marshall may require below ground storage for safety.

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 development is consistent with the existing use of the site and development in the area.

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

The proposed development is consistent with developments in the area and will not adversely affect the usability of nearby property. The proposed application will be an expansion of the existing use.

- 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.

The proposed use will not significantly impact existing county infrastructure. The applicant is working with County Engineering staff and Georgia DOT to handle the potential impacts on Community Road.

- 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.

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

None

Mr. Phillips stated that staff recommends approval of application *ZM1528* to rezone from Local Commercial to Limited Industrial.

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

Following review, a motion was made by Mr. Bill Brunson recommending approval of application *ZM1528* to rezone from Local Commercial to Limited Industrial. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

SP1529 HPT Expansion

Consider approval of a site plan to expand an existing industrial business. The project consists of a 25,442 sq. ft. expansion to an existing facility. The property is located at the southeast intersection of Community Road and Habersham Street. The property is zoned Local Commercial and Limited Industrial. Parcel ID: 03-04955, 03-04967, and 03-04968. High Performance Tube, Division of Valtiment, Inc., owner.

Mr. Kip Goodbread of EMC Engineering was present for discussion.

According to the staff's report, the applicant is proposing to make a 25,442 sq. ft. addition to the existing facility including production, lobby, and office space. A portion of the expansion is located on property zoned Local Commercial (which is the portion requested to be rezoned to Limited Industrial).

There appears 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 will be served by a combination of private and public utilities.

The property is accessed by a primary access on Community Road. Georgia DOT and the County Engineering Department are working cooperatively to review the impact of this expansion on the existing right-of-way and DOT may determine that the proposed change will require a deceleration lane on Community Road. If this is the case, then the front yard setback will be encroached due to the widening of the right-of-way. There is an existing secondary access from Habersham Street.

Based on the Institute of Transportation Engineers guidelines, the proposed expansion will generate 84 additional daily trips. This segment of Community Road currently has 16,260 daily trips based on data provided by DOT.

The Fire Marshall is currently reviewing the location and type of storage tanks to be located on the site. The tanks are currently shown to be above ground; however, the Fire Marshall may require below ground storage for safety.

Mr. Phillips stated that staff recommends that *SP1529* be approved subject to meeting all requirements including the following conditions:

1. The zoning amendment for this property must be approved changing the site to Limited Industrial;
2. If at some later date Georgia DOT requires the addition of a deceleration lane, it will not affect the approval of the building location due to setback requirements; and
3. The applicant will be required to place storage tanks on the site as required by the County Fire Marshall.

Following review, a motion was made by Ms. Julie Hunter, seconded by Mr. Buddy Hutchinson and unanimously adopted to approve *SP1529* subject to meeting all requirements including the following conditions:

1. The zoning amendment for this property must be approved changing the site to Limited Industrial;
2. If at some later date Georgia DOT requires the addition of a deceleration lane, it will not affect the approval of the building location due to setback requirements; and
3. The applicant will be required to place storage tanks on the site as required by the County Fire Marshall.

PP1369 (M) Dolphins Pass

Consider preliminary plat approval for a seven-lot subdivision consisting of 12.5 acres located on the east side of Blythe Island Drive opposite its intersection with Dell Drive (Andy’s Drive). The property is zoned R-12 One-Family Residential and Conservation Preservation. Parcel ID 03-07476 and 03-07477. Jackson Surveying, Inc., agent for Stephen Tilton, owner.

Mr. Phillip Jackson and Mr. Chris Amos were present for discussion.

Mr. York Phillips reported that the Glynn County Comprehensive Plan shows this site as being in the Blythe Island Future Development Area, which encourages low-density single family residential uses. The adopted Future Development Map and Text classifies this area for Low-Density Residential, which encourages residential uses at one to four DU/A, with the higher densities within this range reserved for areas with adequate infrastructure, including water and sewer service.

The layout of the proposed subdivision is fairly conventional, with a single dead-end street off Blythe Island Drive serving lots on both sides. Of the issues that have been raised, the most significant has to do with the poor quality of the soils for use of septic tanks. Following a number of discussions, the Health Department has suggested language to be included on the final plat so that this issue can be mitigated on a lot-by-lot basis through the septic tank permitting process. The Capital Improvements Coordinating Committee has recommended that this language be required on the plat as a condition of the water and sewer variance. The variance is scheduled to be considered by the Finance Committee on April 28th and by the Board of Commissioners on May 7th.

Engineering raised some concerns that can be addressed during the construction plan review phase. The property is served by Blythe Island Drive, for which traffic

counts and level-of-service information is not available. The project would be expected to produce 70 daily vehicle trips. Also, based on current county averages, the project will generate four school age children.

Mr. Phillips stated that staff recommends that application **PP1369** for Dolphin's Pass be approved, subject to the following language being placed on the final plat:

“All lots will be permitted on a lot-by-lot basis with special conditions outlined on each on-site sewage disposal permit. In addition, some lots may require submission of a Level 4 Soil Report prior to issuance of a building permit or septic permit due to site and soil conditions. All permit applications will be required to include a site plan showing locations of the initial on-site disposal and replacement areas. One combined area equal to twice the area needed to install the original on-site sewage disposal system must be left on property free of buildings, concrete pads and major trees to accommodate original system and future repairs. A single-family residence must not exceed 4 bedrooms total, some lots may be limited to 3 due to soils, site limitations and off site well setbacks. Environmental Health Services will perform a sanitary survey at the time of the permit site visit to locate all offsite wells which impact the subject property.”

Chairman Nevill asked if the applicant agrees with the additional language being placed on the final plat. Mr. Phillip Jackson replied yes.

Ms. Hunter asked if all of the structures would be removed. Mr. Jackson replied no. He stated that the barn and one of the houses on Lot 4 would be removed; there would only be one house on each of the two river lots.

There being no further discussion, a motion was made by Mr. Bill Brunson, seconded by Mr. Buck Crosby and unanimously adopted to approve application **PP1369** for Dolphin's Pass, subject to the following language being placed on the final plat:

“All lots will be permitted on a lot-by-lot basis with special conditions outlined on each on-site sewage disposal permit. In addition, some lots may require submission of a Level 4 Soil Report prior to issuance of a building permit or septic permit due to site and soil conditions. All permit applications will be required to include a site plan showing locations of the initial on-site disposal and replacement areas. One combined area equal to twice the area needed to install the original on-site sewage disposal system must be left on property free of buildings, concrete pads and major trees to accommodate original system and future repairs. A single-family residence must not exceed 4 bedrooms total, some lots may be limited to 3 due to soils, site limitations and off site well setbacks. Environmental Health Services will perform a sanitary survey at the time of the permit site visit to locate all offsite wells which impact the subject property.”

For the next agenda item, Chairman Nevill turned the gavel over to Vice Chairman Bill Brunson and joined his colleagues in the audience.

PP1524 Woodland Cove

Consider approval of a preliminary plat for 41 lots with a minimum of 6,000 sq. ft., plus additional reserved areas on property consisting of 15.451 acres located on the west side of the Golden Isles Parkway Extension approximately 2.4 miles north of its intersection with SR 99. The property is zoned Planned Development and is to be served by public water, sewer and streets. Parcel ID: 03-05050 Ray Richard, agent and owner of Satilla Forest Development Company.

Mr. Gary Nevill, representing the applicant, was present for discussion.

In presenting the staff's report, Mrs. Iris Scheff explained that this site is located in the area called West Glynn on the northeast side of the outer portion of a ½ mile radius Village Center on the Future Land Use Map. The Comprehensive Plan encourages low-density single family residential uses for the area at one to four dwelling units per acre with higher densities for areas such as the subject site with water and sewer service.

Woodland Cove Subdivision's smallest lot is 6,702 sq. ft. The reserved areas are intended for either green space, lots, or to allow for storm water drainage, as needed.

Planning staff found the preliminary plat to be compliant with most requirements. Setbacks on odd shaped and corner lots should be depicted. Also, Woodland was renamed to Woodland Trail to avoid confusion with an existing street and other names using "Woodland" in the prefix.

This property is served by Golden Isles Parkway at a section for which traffic counts and level-of-service information is not available. At build out, this project would be expected to produce approximately 410 average daily vehicle trips. Also, based on current county averages, the project will generate twenty-two school age children.

There were no issues reported for police or fire safety.

Mrs. Scheff stated that staff recommends approval of the preliminary plat for Woodland Cove (**PP1524**) subject to meeting all requirements.

Mr. Buck Crosby asked if water and sewer issues had been worked out. Mr. Phillips replied yes, but this depends on a lift station that the county is going to build at the end of Golden Isles Parkway. There is a force-main already installed up to that particular point. The lift station itself is going out to bid within the next couple of days and after the bids are received by the county, the 90-day construction project commences.

During a brief presentation, Mr. Nevill explained that there were 41 lots, but in order to avoid impacting the wetlands, there was a minor change in the road system, which allowed a couple of additional lots to appear. (This was done prior to staff's written report.)

Mr. Dixon stated that the current zoning is PD but this is a residential development. He then asked why the property is not being zoned to R-12. Mr. Nevill stated that the PD was created for flexibility. It allows for residential and commercial and it makes it easier for the county to keep track of what's going on.

At the end of discussion, a motion was made by Mr. Buck Crosby to approve the preliminary plat for Woodland Cove (**PP1524**) subject to meeting all requirements. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted. (Voting Aye: Mr. Brunson, Mr. Crosby, Mr. Dixon, Ms. Hunter and Mr. Hutchinson)

Chairman Nevill presided over the remainder of the meeting.

SP1549 Business Area Apron Improvements for Brunswick-Golden Isles Airport

Consider approval of a site plan for improvements to the apron and hangar area to the west of Gulfstream Aviation in the southwestern part of the airport property. The project includes taxiway and access improvements. These improvements will facilitate development of additional hangars and business locations. Individual hangar projects will require separate site plan approvals. The project site consists of approximately 32 acres generally located on the north side of Glynco Parkway. The property is zoned General Commercial. Parcel ID: 03-09891. Glynn County Airport Commission, owner.

Mr. Brian Thompson of Reynolds, Smith & Hill was present to represent the Airport Commission.

In presenting the staff's report, Mr. Phillips explained that this area was changed to General Commercial zoning in the 1970's as part of a group of changes that provided for industrial and commercial development associated with the airport. This portion of the airport property is appropriate for such uses since it has direct airport access and would otherwise be used as open space separating the airport operations from other nearby areas. The use of this area will provide for better service to the airport oriented business community and will enhance the functionality of the airport.

This site plan approval addresses the taxiways and other basic infrastructure. Individual building projects have not been specifically identified, and will be subject to the site plan process once they have been designed.

Engineering has discussed drainage issues with the applicant's engineer. Detailed plans are being prepared and engineering staff will participate in this preparation during

review. Engineering will also review the configuration of driveway entrances to Glynco Parkway.

The site is served by Glynco Parkway. Traffic volume estimates for 2002 indicate that this road carried 3,600 average daily trips (ADT) and operated at Level of Service C or better. The 2030 Long Range Transportation Plan projects volumes at 4,800 ADT and Level of Service C or better. The county is working on a plan to four-lane Glynco Parkway using Stimulus funds.

The Zoning Ordinance requires a 100 ft. deceleration lane at the entrance on Glynco Parkway.

The site is served by public water and sewer. A master plan for improvements to the water system in the area is being implemented and will accommodate this development.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission 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 generally been met. Remaining items are minor and can be provided with the building permit site plan.**
- 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 participation by Engineering in the review of the improvements to the drainage system.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: This requirement has been met. Note: the site is cleared.**
- 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: This requirement has been met.**

- 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 individual site plans and the building permit review process.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: This requirement has been met.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement has been met.**

Mr. Phillips stated that staff recommends that *SP1549*, Business Area Apron Improvements for Brunswick-Golden Isles Airport, be approved subject to continuing review of infrastructure improvement design and review of individual site plans for individual building projects.

Chairman Nevill wanted to know the time frame of the build-out for the project. Mr. Thompson stated that the time frame depends entirely on the opportunities that arise at the airport, but he estimated 5 to 10 years from full development. Based on Stimulus funding, he stated that construction could begin within the next few months.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve *SP1549*, Business Area Apron Improvements for Brunswick-Golden Isles Airport, subject to continuing review of infrastructure improvement design and review of individual site plans for individual building projects. The motion was seconded by Mr. Buck Crosby. Voting Aye: Mr. Buck Crosby, Mr. Alan Dixon, Mr. Gary Nevill, Ms. Julie Hunter and Mr. Buddy Hutchinson. Abstained From Voting: Mr. Bill Brunson.

In other business, Mr. Hainley advised that the May 12th workshop meeting has been cancelled. He confirmed that the all-day training session for both groups of Planning Commissioners, et al, is scheduled for Wednesday, June 24th from 8:00 a.m. to 4:00 p.m. at the Casino Building, Room 108 on St. Simons Island.

Also, Mr. Bill Brunson distributed brochures outlining the Georgia Coast Rail-Trail project and invited the members to participate in this “experience of a lifetime.”

There being no further business to discuss, the meeting was adjourned at 6:40 p.m.