

MINUTES
MAINLAND PLANNING COMMISSION
CALLED MEETING
JANUARY 27, 2009 - 9:00 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA

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

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 at 9:00 a.m.

ZM1446 Southport Commercial

Consider a request to rezone from Medium Residential to Planned Development, property consisting of 6.92 acres located south of the intersection of Southport Parkway and US Highway 17. The property has 262 ft. of frontage on Southport Parkway and 671 ft. of frontage on Highway 17. The purpose of the request is to allow commercial uses. Parcel ID: 03-17651 (a portion). Ray Richard of Golden Isles Engineering, agent for Kirk Watson of Southport Partners, LLC, owner.

Mr. Richard was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review:

The applicant worked with staff, which resulted in the first text and plan submitted being reviewed and revised satisfactorily. A typical layout was provided on one of the lots to depict the potential for a commercial layout on the lot, while the other lots were left blank to convey the idea that future occupants will be able to create an individual layout based upon their specific needs.

Advice and consideration of access, driveways, utility, drainage, and wetland information were discussed in the review comments for future development based upon the zoning text and master plan.

No traffic estimates were generated since specific uses were not determined in the Planned Development Text. Each development will need to specify uses which will allow estimates to be generated and will affect the design of each site developed within the Planned Development District.

Public water and sewer will be provided for developments within this district. Fire and life safety were found compliant for purposes of the zoning request.

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, commercial uses will be adjacent to Highway 17, in the periphery of an existing activity center with some existing development and adjacent to what is proposed for medium density residential development.

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

No, the medium residential zoning is not yet developed and the proposed commercial use is compatible with existing commercial uses.

- 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, the commercial use is to be located adjacent to an existing activity center and is not far from the I-95 Interstate. Commercial use will not generate students, and may serve future shopping needs for adjacent medium density residential to be developed.

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

Yes, zoning for and development of commercial uses would be considered an outgrowth of existing commercial use in the activity center.

- 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, there are no known conditions other than those already discussed.

Staff recommends approval to the Board of Commissioners of the zoning request based on it being consistent with the Future Development Map and the Glynn County Comprehensive Plan.

Chairman Nevill pointed out that in discussions about buffers he recommended that the applicant include a statement that the buffers are to be installed per the sketch plan. Mr. Richard concurred.

Following a brief discussion, a motion was made by Mr. Eric Croft to recommend approval of rezoning request **ZM1446** from Medium Residential to Planned Development based on the request being consistent with the Future Land Use Map and the Glynn County Comprehensive Plan, and subject to a statement being included that buffers are to be installed per the sketch plan. The motion was seconded by Mr. Buck Crosby. Voting Aye: Mr. Eric Croft, Mr. Buck Crosby, Mr. Alan Dixon, Mr. Buddy Hutchinson and Mr. Gary Nevill. Abstained From Voting: Mr. Bill Brunson.

SP1458 (M) CDL Training Facility

Consider a request for approval of a site plan for a 20.40 acre property located on the west side of US Highway 17 and on the north side of Jack Hartman Boulevard. The address is 134 Jack Hartman Boulevard. The project consists of a Commercial Driver's License Training Facility, with a 5,289 sq. ft. building, parking for 79 vehicles, two 400' x 400' asphalt pad driver's training circuits, a detention lagoon, and associated utilities. The property is zoned Planned Development. Parcel ID: 03-00010. David Hainley, RLA, ASLA, Community Development Director, agent for Glynn County Board of Commissioners, owners.

Mr. Hainley was present for discussion.

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

This building is proposed to house a government facility for administering exams and issuance of general driver's licenses, as well as a training site that will teach,

administer exams, and issue driver's licenses for commercial truck drivers. This is an allowed use under the Planned Development Zoning District.

The Planning Division of Community Development began the preliminary plat review process in August of 2008, proceeding through the construction plan stage, and is now engaged in the site plan review process for the actual driver's license facility. The purpose is to coordinate the plans and reviews so that the building of the facility will coincide closely with the recording of the final plat for the property.

Subsequent to the Planning Commission approving this request, the next step in the process will be the submission of detailed building construction plans. Some of the information for the building and its functions is still being gathered to ensure that the design of the building and its equipment, associated parking, and utilities will be well coordinated and meet all requirements.

Engineering will make additional and detailed comments during the construction plan phase of the project. The construction plans will contain proposed signage, which will be assessed by the reviewer at that time.

The site is to be served by a septic system. As noted by Environmental Health staff, more information is requested in order to determine requirements for the various characteristics of the facility. Information that will be needed regards how many employees and how many users will be anticipated per day to conduct and participate in the administration of exams, truck driver's training, and the like.

In summary, approval of the general site configuration presently proposed will provide flexibility to Glynn County. The site and building design will further tailor the usage during the building construction phase of development. In the meantime, the construction plans will be further refined. This approval will allow the coordination and timing of the project plans development to parallel infrastructure construction.

Staff's recommendation is for approval of *SPI458* subject to meeting all requirements.

Following review, a motion was made by Mr. Buck Crosby for approval of *SPI458*, Commercial Driver's License Facility Site Plan, subject to meeting all requirements. The motion was seconded by Mr. Eric Croft and unanimously adopted.

Election of Officers

The nominating committee recommended retaining Mr. Gary Nevill as Chairman and Mr. Bill Brunson as Vice Chairman of the Mainland Planning Commission for 2009. The floor was open for nominations; however, there were none and nominations were closed. A motion was then made by Mr. Buck Crosby to approve the nominating committee's recommendation. The motion was seconded by Mr. Eric Croft and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 9:16 a.m.