

MINUTES
MAINLAND PLANNING COMMISSION
CALLED MEETING
SEPTEMBER 13, 2011 - 9:00 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA

- MEMBERS PRESENT:** Bill Brunson, Chairman
Buddy Hutchinson, Vice-Chairman
Buck Crosby
Larissa Harris
Julie H. Martin
Tim Murphy
- MEMBERS ABSENT:** Aaron Carone
- STAFF PRESENT:** David Hainley, Director
Janet Loving, Admin/Recording Secretary

Chairman Brunson called the meeting to order.

PP2271 (M) McCranie Property

Consider a request for approval of a preliminary plat for a two lot subdivision consisting of 4.99 acres, a portion of which will be given to the county for additional right-of-way. The property is zoned Forest Agricultural (FA), and is located on Highway 32 at the intersection of East Glynn Avenue and Blounts Crossing Road, at a physical address of 95 Blounts Crossing Road. Parcel ID: 02-01076. Property owned by Greg and Jane McCranie.

Mr. Greg McCranie was present for discussion.

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

The proposed subdivision was originally submitted as a minor plat for two lots under Section 800 of the Glynn County Subdivision Regulations. It became apparent that the right-of-way needed to be conveyed to Glynn County, so the project was converted to the preliminary plat process. In the applicant's own words, the request is to "Take a 4.99

acres tract of land, give the county additional right-of-way, then break away/divide 1.59 acres for family to build a home.”

Traffic generation for residential dwelling is generally calculated as a 10 average trips per day per residential household, and is anticipated to be 20 ADT at time both lots are developed.

The site is to be served by well water and septic sewer. Also, it is anticipated that approximately 0.54 school aged children per residential household will utilize school facilities, which is not a statistically significant impact for a two lot subdivision.

Mr. Hainley stated that staff recommends that **PP2271 (M)** McCranie Property be approved subject to meeting all requirements and subject to having the plat modified to meet preliminary plat standards.

Mr. Hainley gave a brief description of an extradited subdivision as well as the definition of a minor subdivision, and a general discussion followed. Afterward, a motion was made by Mr. Buck Crosby, seconded by Ms. Julie Martin and unanimously adopted to approve **PP2271 (M)**, McCranie Property, subject to meeting all requirements and subject to having the plat modified to meet preliminary plat standards.

There being no further business to discuss, the meeting was adjourned at 9:08 a.m.