

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**CALLED MEETING**  
**JULY 12, 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 Martin  
Tim Murphy

**ABSENT:** Aaron Carone

**STAFF PRESENT:** David Hainley, Community Development Director  
Eric Landon, Planner II  
Janet Loving, Admin/Recording Secretary

-----

Chairman Brunson called the meeting to order at 9:00 a.m. He then introduced and welcomed Ms. Larissa Harris as the new member appointed to the Mainland Planning Commission.

-----

**ZM2227 (M) Altama Planned Development**

Consider a request to rezone 5,622 acres of land formerly known as “Northwest Quadrant Planned Development Zoning District” to “Altama Planned Development Zoning District.” The purpose of the amendment is to refine the Master Plan. The property has a physical address of 6844 Highway 99 and is located generally along the west side of I-95 at Exit 42. Parcel IDs: 02-00210; 02-02358 & 03-12846. Brian Witmer of Witmer-Jones-Keefer, agent for David Moore of SLF IV GA Altama, LLC, owner.

Mr. Brian Witmer was present for discussion.

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

The adopted Future Land Use Map shows that this site contains many different areas and roads as located in an area with substantial “Rural Overlay” and “Conservation Preservation” areas. The Development Map also depicts a large oval shaped “Regional

Center” around Exit 42, and two “1/2 mile Village Centers” (a conceptual radius), one at the crossroads of Golden Isles Parkway and Highway 99, with the second “1/2 mile Village Center” located a few miles north, also along Golden Isles Parkway.

A future school site is depicted just within the areas western side, but no residential subdivision plans have been submitted for assessment. A treatment plant just outside the area is also on its west side.

Highway 99 is depicted in red as a Major Arterial. Other potential roadways are depicted: Future Arterial in blue lines and Collector in green lines. Two commercial nodes are depicted in red.

All of the uses and roadways depicted on the Future Development Map were conceptual, anticipated as a guide for developers to grasp the types of uses and roadways anticipated for Glynn County.

This project has access to Highway 99, and is a short distance from Exit 42 on I-95, a thru corridor for Glynn County. The proposal is generalized in nature. Specific plans for utilities will need to be created for actual development proposals as they are submitted.

**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 property is not presently developed. Proposed uses were previously adopted as “Northwest Quadrant Planned Development” and under the current proposed amendment are being refined and given a new name of “Altama Planned Development.” The Land Use Master Plan for Altama Map is being amended to reconfigure roadways and related changes based on a more detailed assessment of the adopted development plan.*

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

*No, the proposed uses are essentially the same and are conceptual in nature, with the schematic of the “Land Use Master Plan for Altama” Map being revised.*

- 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 proposal does not change adopted uses which were previously considered and approved under “Northeast Quadrant Planned Development.” Actual development plans will need to be assessed at the time they are proposed, in order to determine whether they will “cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.”*

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

*Yes, as outlined, various activity nodes were anticipated to be developed at Exit 48, and in the surrounding vicinity, based on the road network and other factors such as the road network. The zoning corresponds to the uses depicted in the Glynn County Comprehensive Plan.*

- 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, the applicants are proposing the amended Master Plan Map based on their evaluation of the adopted Planned Development, which resulted in a determination that certain refinements were desirable which lead them to submit their proposal.*

Mr. Hainley stated that staff recommends approval of application **ZM2227 (M)** to rezone from the zoning district formerly known as “Northwest Quadrant Planned Development to “Altama Planned Development.”

Mr. Crosby had questions about the note that was depicted on the Zoning Master Plan. Mr. Hainley stated that the note in question has been deleted from the new small copy of the plan.

For clarification, Chairman Brunson asked if this application is being dealt with at this time because of an encroachment onto the adjacent property. Mr. Brian Witmer replied yes. He stated that they met with the adjacent property owners and showed them the plan and they were all fine with it. Mr. Tim Murphy asked who owns the adjacent property. Mr. Hainley stated that the owners are Driggers, Richard and McKinna.

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

At the end of discussion, a motion was made by Mr. Buck Crosby to recommend approval of application **ZM2227 (M)** to rezone from the zoning district formerly known as “Northwest Quadrant Planned Development to “Altama Planned Development” subject to meeting all requirements including removal of the note from the Zoning Master Plan. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

-----

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