

MINUTES
GLYNN COUNTY PLANNING COMMISSION
CALLED MEETING
JUNE 27, 2000 7:00 P.M.

MEMBERS PRESENT: Richard Altman, Chairman
Lamar Cole, Vice Chairman
Hal Hart
Iris Touw

ABSENT: Perry Fields
Ann McCormick
Jonathan Williams

STAFF PRESENT: Chuck Taylor, Director
Lee Sutton, Planner I
Deborah Taylor, Zoning Administrator
Jim Bruner, County Engineer

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

GC-16-00

Consider request to amend the Golden Isles Gateway Tract Planned Development Zoning Test and Master Plan as follows:

Parcel 1: 9.008 Acres (6.362 acres building site, 2.646 acres access easement) being a portion of Tract R-6. Subject property located on the east side of Cate Road, beginning 1,050 ft. north of Spur 25 a/k/a Golden Isles Parkway; change land use designation from residential to local, state, federal government (proposed use: U. S. Post Office).

Parcel 2: 30 Acres being a portion of Tract R-6. Subject property located on the east side of Cate Road, lying immediately north of Parcel 1; change land use designation from residential to local, state, federal government (proposed use: Public Safety Site).

Parcel 3: 2.141 Acres being a portion of Tracts CR-6 and R-6 to become a portion of a new tract to be known as Tract CR-10. Subject property located at the intersection of Spur 25 and Cate Road; change land use designation from Future Public Safety Building Site to Freeway Commercial.

Parcel 4: 5.406 Acres being a portion of Spur 25 a/k/a Golden Isles Parkway right-of-way, beginning at the intersection of said right-of-way with Cate Road and going south for an average distance of approximately 300 ft.; rezone the western half of right-of-way from Local Commercial to Planned Development with a land designation of Freeway Commercial, and amend the land use designation for the eastern half of the subject right-of-way to a Freeway Commercial land use designation, parcels to be a portion of a new tract to be known as Tract CR-10.

Property Owners: Branigar Organization, SP Forest, LLC, United States Postal Service & Georgia DOT; Cameron Bland, Branigar Organization, was present for discussion.

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

This request is to amend the Planned Development Zoning Text and Master Plan for Golden Isles Gateway Tract (8-94). This Planned Development was originally approved in 1994 and revised earlier this year. A copy of this Planned Development Zoning Text, dated December 1999 (approved 1/6/2000) was provided to the Planning Commission earlier this year.

The existing land use and proposed use for each of the above parcels are outlined as follows:

Parcel 1: 9.008 Acres

This parcel is located on the east side of Cate Road, lying immediately north of the Glynn County Water Tower Parcel. Cate Road is a narrow two-lane paved road, with an 80 ft. right-of-way. The Brunswick Area Transportation Study (BATS) Transportation Improvement Program (TIP) has programmed preliminary engineering right-of-way and utility costs in FY99 and construction costs in FY01 for Cate Road to be re-aligned and widened as an extension of Spur 25.

On March 7, 2000, SP Forests LLC deeded 6.362 acres (4.051 acres of upland & 2.311 acres of wetland) of this parcel to the United States Postal Service. The other acreage involved in this request is 2.646 acres, which was not deeded but serves as an access easement to the 6 acre site. According to the deed, the subject property (6.362 acres) shall only be used for the following permitted uses: 1) United States Postal Facility; and 2) Governmental purposes, only with the prior written permission of Grantor (SP Forests LLC).

Currently this parcel is designated as "residential." The request is to amend the Planned Development to change the designation to "local/state/federal government" to allow for the development of a Post Office. This designation would also allow for the development of local, state and other federal public buildings as well as other uses serving the public interest. Reference page 4 of the document (Golden Isles Gateway Planned Development Amendment Application Summary) for permitted uses and standards.

In 1998, a request was submitted for a PD amendment to change the land use designation for the parcel of land (61 acres) located immediately to the south of this parcel, from "residential" to "freeway commercial." The Planning Commission recommended denial of the request and the applicant withdrew the application.

Parcel 2: 30 Acres

This property is currently designated with a land use of "residential." The request is to amend the PD to change the land use designation to "local/state/federal government." This designation would allow for the development of local, state and federal public buildings and other uses serving the public interest. Reference page 4 of the document (Golden Isles Gateway Planned Development Amendment Application Summary) for permitted uses and standards.

This site is to be the location of the public safety complex. Proposed on this site is the development of a public safety/administrative campus to accommodate for police, fire, EMS and other facilities. The public safety complex was previously to be located on the 7 acre tract located at the end of Cate Road and Spur 25 (outlined as Parcel 4 in this request). However, it was determined that the site was not large enough for the county's long-term needs. This parcel should satisfy the space needs for the Public Safety Complex and for the Department of Transportation, who also proposes to utilize the site for an office building.

A 30 ft. buffer is proposed to be provided along the property lines of this parcel, which abuts parcels designated for residential use to the north and south. The subject parcel fronts on the east side of Cate Road, which is proposed to be re-aligned and widened. Directly across Cate Road is a 5 acre parcel of land that was rezoned in 1999 to Local

Commercial to allow for the development of a funeral home. Also to the west, across Cate Road is the southern portion of Timber Ridge Subdivision.

Parcel 3: 2.141 Acres and Parcel 4: 5.406 Acres

When the Planned Development was adopted in 1994, the property outlined in Parcel 3 was originally designated as Freeway Commercial. In 1999, the Planned Development was amended again and the parcel was re-designated as Public Safety Building Site.

On January 19, 2000, the County Commission approved a site plan for the Public Safety Complex on Parcels 3 and 4 (7.6 acres). Following approval, it was determined that this acreage was not large enough for the county's long-term needs. Following discussion and negotiations between the property owner and Glynn County, Parcel 2 consisting of 30 acres is now to be donated to the county for the facility.

Parcel 4 currently involves a portion of Spur 25 a/k/a Golden Isles Parkway right-of-way. When Cate Road improvements are made, the property (abandoned right-of-way) will become the ownership of Branigar. The western portion of the right-of-way is zoned Local Commercial (proposed to be rezoned to Planned Development) and the eastern portion is zoned Planned Development (proposed to change land use designation). The request at this time is to designate the land use of this right-of-way to Freeway Commercial and create a new tract to be known as Tract CR-10.

The permitted uses within a Freeway Commercial District are outlined in the Zoning Ordinance. However, as shown on page 5 of the document submitted with this request (Golden Isles Gateway Planned Development Amendment Application Summary), the Planned Development will prohibit land uses.

The table shown on page 6 of the adopted PD Zoning Text outlines the land uses, units or square footage of building area and acreage involved for each land use. (A table outlining changes to the new Tract CR-10 as it relates to the "Commercial/Retail" land use was also included in the packages for review.)

Staff's Recommendation:

Approval of Parcel 1 subject to the provision of a 30 ft. undisturbed buffer being provided along all property lines, with the exception of the property line along Cate Road as means of access to the property. Utility cuts through the buffer to be approved by the County Engineer and to be replanted by the property owner.

Approval of Parcel 2 subject to the provision of a 30 ft. undisturbed buffer being provided along all property lines, with the exception of the property line along Cate Road as means of access to the property. Utility cuts through the buffer to be approved by the County Engineer and to be replanted by the property owner.

Approval of Parcel 3 to designate the land use as Freeway Commercial, which is the previous land use for the property.

Approval of Parcel 4 with two conditions:

1. When the right-of-way (Parcel 4) is deeded to the owner of Parcel 3, these parcels to be combined to create one tract of land;
2. That the subject properties fronting along this section of the spur right-of-way proposed to be eliminated, be provided adequate access to serve their property.

Planning Commission Action:

Following discussion, a motion was made by Mrs. Iris Touw to approve Parcel 1 to be designated as local, state, federal government use and to incorporate the outline of the district on Page 4 of the applicant's summary. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

A motion was made by Mrs. Iris Touw to approve Parcel 2 as part of the local, state and federal government district designation as outlined on Page 4 of the applicant's summary. The motion was seconded by Mr. Hal Hart and unanimously adopted.

A motion was made by Mrs. Iris Touw to approve rezoning Parcel 3 to FC but not incorporate Pages 5 & 6 of the applicant's summary regarding prohibited uses. The motion was seconded by Mr. Lamar Cole and unanimously adopted.

A motion was made by Mrs. Iris Touw to approve rezoning Parcel 4 to PD to be incorporated into the Zoning Text with land use designated as FC and not to include the restrictions outlined on Pages 5 & 6 of the applicant's summary.

SUP-6-00/SBA Towers

Request for a Special Use Permit in a Forest Agricultural Zoning District for the location of a Telecommunications Tower, having a maximum height of 320 ft. Subject property consisting of 10.18 acres, fronting 551.02 ft. on the south side of Highway 82, beginning 1,150 ft. west of the intersection of Highway 82 and Old Brookman Road. Address known as 5115 Highway 82. Romie and Carol Whorton, Property Owners; SBA Towers, Inc., Agent

Mr. James Hunt and Mr. Jim Corlin, III were present for discussion.

Staff provided the following comments: 1) When a tower is adjacent to a residential use, it must be setback from the nearest point of every residential lot a distance at least equal to its total height (*Reference Article VIV, Section 1405.2.3*); and 2) The Planning Commission may reduce the standard setback and separation requirements as well as waive the requirement that towers not be located any closer than one (1) mile from an existing tower. (*Reference Article XIV, Section 1405*)

Staff's Recommendation:

Denial due to the proposed tower at 320 ft. in height not being setback from the adjoining residential lots a distance equal to the total height of the tower.

Planning Commission Action:

Following discussion, a motion was made by Mr. Richard Altman to approve this request with either one of the following stipulations.

- 1) Get a letter from adjacent property owner (Lampkin) stating permission to allow clearance on to their property; or
- 2) Move the tower approximately 70 ft. west, and in so doing, get similar letter from adjacent property owner (Lynn).

Note: Either one of the stipulations must take place or the application will come back to the Planning Commission at a future date and time.

The motion was seconded by Mrs. Iris Touw and unanimously adopted.

MINUTES

- 1) Regular Meeting - April 4th
- 2) Regular Meeting - May 2nd
- 3) Regular Meeting - June 6th

Following discussion, a motion was made by Mrs. Iris Touw recommending that the Chairman meet with the County Attorney to clarify what action the Planning Commission could take to get clerical assistance in taking the Minutes as they have been and as they should be. The motion was seconded by Mr. Lamar Cole. However, during

the course of discussion, Chairman Altman suggested that he schedule an appointment with the County Administrator, Mark Eckert, and try to solve the problem. If at that time there is no resolution, he would then inform Mr. Eckert that he has been instructed by the Planning Commission to seek legal advice on getting additional clerical assistance. Chairman Altman then asked that the motion be amended to include **“County Administrator and/or County Attorney.”**

After discussion, the motion was amended as follows: It is recommended that the Chairman meet with the County Administrator and/or County Attorney to clarify what action the Planning Commission could take to get clerical assistance in preparing the Minutes in such detail as the Planning Commission sees need for. The amendment was accepted and the motion was unanimously adopted.

There being no further business to discuss, the meeting adjourned.