

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**AUGUST 2, 2005 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

-----

**MEMBERS PRESENT:** Wayne Stewart, Chairman  
Gary Nevill, Vice Chairman  
Bill Brunson  
Tommy Clark  
Jeff Counts  
Buddy Hutchinson  
Barbara Stephens

**STAFF PRESENT:** York Phillips, Planning Manager  
Iris Scheff, Planner III  
Paul Andrews, Assistant County Engineer  
Janet Loving, Admin/Recording Secretary

-----

Chairman Wayne Stewart 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.

-----

**ADOPTION OF AGENDA**

The following item was added to the agenda: **3a) PP-2005-009 (M)**. Also, it was noted that agenda item **5) SP-2005-019 (M)** would be addressed at the August 16<sup>th</sup> work session due to a delay in submission of additional paperwork. There being no further changes, the agenda for the August 2, 2005 Mainland Planning Commission meeting was approved with the changes and unanimously adopted.

-----

**PP-2005-010 Heron Point**

(Formerly Palm Lake Landing) Request for approval of a preliminary plat for property located at the east end of Ratcliff Road, approximately 7,500 feet east of US 82. The

proposed project consists of 98 residential lots of one-half acre or larger on approximately 123.6 acres, served by private streets, individual wells, and a private central water system. The property is zoned Forest Agriculture. Atlantic Survey Professionals, agent for Wis-A-Wis Partners, LLC, owner.

Mr. Ernie Johns and Mr. John Hunkele were present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Phillips as follows:

A previous request to rezone this property to planned development was withdrawn. During the discussion at that time, issues were brought up about the environment, density and the adequacy of off-site infrastructure. The Glynn County Subdivision Regulations do not provide for consideration of these issues, therefore they have not been addressed in preliminary plat staff review.

Staff's comments have either been addressed or can be addressed during the construction plan review phase. A variance will be needed allowing the project to be developed without county water and sewer service. No request has been received for such a variance.

Staff's recommendation is for approval subject to meeting all requirements and subject to submittal of three copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Chairman Stewart pointed out that the Board of Commissioners has requested the Planning Commission to advise applicants with substantial developments (15 to 20 lots or above) to include sidewalks in their plans. He stated that the Subdivision Regulations will probably be amended in the near future establishing this as a mandatory requirement. Currently, when some developers purchase lots they purchase the sidewalks and eventually when all lots are developed the sidewalks become a reality. Although this is somewhat at the last minute, Chairman Stewart asked Mr. Johns to confer with his clients to consider installing sidewalks in this particular development. Mr. Johns concurred.

Mr. Gary Nevill stated that he had spoken with Mr. Johns earlier about showing lot dimensions on the plat as well as the applicable 50 ft. drain field setbacks. It was noted that Mr. Johns did not have a problem with making these changes.

There being no further discussion, a motion was made by Mr. Nevill to approve this request subject to modification of the plat to include lot dimensions as well as the 50 ft. drain field setbacks, and also subject to the consideration of installing sidewalks. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

-----

PP-2005-011 Spring Hill Cove

Request for approval of a preliminary plat for property located on Buck Swamp Road, generally east of Good Place Road. The proposed project consists of 16 residential lots on 16.576 acres, served by individual wells and a private central water system. The property is zoned Forest Agriculture. Ernie Johns of Atlantic Survey Professionals, agent for Steve Stan of Catt'n Investments.

Mr. Ernie Johns was present for discussion.

In presenting the staff's report, Mr. Phillips pointed out that the subdivision has been named and approved by GIS and the road is a private road. As noted, staff's comments have either been addressed or can be addressed during the construction plan review phase. A variance will be needed allowing the project to be developed without county water and sewer service. No request has been received for such a variance.

Mr. Phillips explained that a "spite strip" appears to be included along the south side of Spring Hill Drive adjacent to Good Place Road. While not prohibited under the Subdivision Regulations, the Planning Commission needs to consider whether or not this feature is in the best interest of the county.

Staff's recommendation is for approval subject to meeting all requirements and subject to submittal of three copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Mr. Nevill wanted to know where the community well site would be located. Mr. Johns stated that it would be located in the common area along the entrance. Chairman Stewart had questions about the term "spite strip." Mr. Nevill explained that the "spite strip" (or the common area) basically doesn't allow other people to use the area for access. Mr. Phillips added that the definition is outlined in the Subdivision Regulations. He stated that in this case there doesn't appear to be a traffic circulation reason to not have the "spite strip."

Mr. Nevill had additional questions about the wetlands in the area. Mr. Johns stated that the wetland area on Lots 10, 11, 14, 15 and 16 is non-jurisdictional. The wetland area to the north is jurisdictional. The 50 ft. buffer for the drain field would affect Lots 5 and 6.

There being no further discussion, a motion was made by Mr. Tommy Clark to approve this request. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

-----

PP-2005-012 Autumn's Wood Phases I & II

Request for approval of a revised preliminary plat for two phases of a subdivision that received previous approval. The property is located on the south side of SR 99, approximately 8,400 feet east of US 341. The project consists of 121 lots (both phases) on 80.165 acres, served by public water and sewer. The property is zoned Planned Development-Residential and is part of the Tanglewood Planned Development. Peter Schoenauer of P & A Engineering, Inc., agent for William Altman of Village Green Properties, owner.

Mr. Schoenauer was present for discussion.

In presenting the staff's report, Mr. Phillips pointed out that the streets in this case are public. Staff's comments have either been addressed or can be addressed during construction plan review phase. Mr. Phillips stated that staff's recommendation is for approval subject to meeting all requirements and subject to submittal of three copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Chairman Stewart asked if there is enough easement to handle the water and sewer, which is being planned for the area. Mr. Phillips replied yes. He stated that the lift station in the southeast portion of this property is the starting point for the sewer line, which the county is installing. Other projects will tie in from the west into the lift station.

Chairman Stewart asked Mr. Schoenauer to confer with staff on considering the installation of sidewalks in his development plans. He reiterated that the Subdivision Regulations will probably be amended before long to include sidewalks as a mandatory requirement for substantial developments.

Following discussion, a motion was made by Mr. Gary Nevill to approve this request subject to plat revision to remove final plat statements and subject to adding Phase II to the title. The motion was seconded by Mr. Jeff Counts and unanimously adopted.

-----

PP-2005-009 (M)

Request for approval of a preliminary plat for property located on the north side of the intersection of Old Cate Road and Touchstone Parkway. The site area is approximately a 16.6 acre residential use with 1,226 feet of frontage on Old Cate Road, and 1,307 feet of frontage on Touchstone Parkway. The property is zoned Planned Development-Residential and is owned by C. E. Wildsmith. Ernie Johns of Atlantic Survey Professionals, agent.

Mr. Ernie Johns was present for discussion.

In presenting the staff's report, Mr. Phillips pointed out that this property was previously approved for a PD zoning. The concept on the property is that the individual lots would have two dwelling units similar to the Cypress Run Development. Once the two units are configured on the lot the lot can then be split so that the two units are separate.

Mr. Phillips stated that when the zoning was approved, the Planning Commission included a restriction against accessing the lots from Touchstone or Old Cate Road. The subdivision is served by internal streets. Also, a provision was included stipulating that fencing would be provided along Old Cate Road, which can be accommodated.

Mr. Phillips stated that staff's comments have either been addressed or can be addressed during the construction plan review phase. Staff's recommendation is for approval subject to meeting all requirements and subject to submittal of three copies of a corrected preliminary plat for the Planning Commission Chairman's signature before processing of the construction plans.

Mr. Jeff Counts reminded staff that Old Cate Road was not the only area where fencing was required. There were some adjoining properties included in this provision, and also property along Touchstone Parkway. He suggested that staff double check all areas of adjoining properties for required fencing during the construction stage.

Mr. Brunson asked how Lots 33, 34 and 35 would be accessed if not via Touchstone Parkway. Mr. Johns stated that those three lots (33, 34, 35) would be accessed off of Touchstone but there would be no access off of Old Cate Road.

Following discussion, a motion was made by Mr. Jeff Counts to approve this request. The motion was seconded by Mr. Tommy Clark and unanimously adopted.

-----

SP-2005-016 (M)

Nalley Honda, Pontiac, GMC, Jeep, and Pre-Owned

Request for site plan approval for property located at the southeast quadrant of the intersection of Golden Isles Parkway (Spur 25) and Altama Connector for Nalley Honda, Pontiac, GMC, Jeep & Pre-Owned. The site is zoned Planned Development-Shopping and is part of the Mall Planned Development.

Mr. John Tuten, architect, and Mr. Mark Hall were present for discussion

In presenting the staff's report, Mr. Phillips stated that this proposal is for renovation of portions of the existing car sales site plus some new construction. The physical address of the property is 178 Altama Connector. The site is zoned Planned

Development-Shopping (PD-S), which allows the proposed use of new and pre-owned car sales.

The initial submittal contained detailed construction drawings rather than a site plan. A layout plan intended to distinguish the existing buildings and site design from the proposed site with additional construction was derived from the initial plan set specifically for review and approval by the Mainland Planning Commission. Once the design layout issues were distinguishable, staff's review indicated that most concerns had either been addressed, or can be addressed with the building permit site plan.

Note that this review and approval will not include review of the signage. The current arrangement for signage, including the electronic message center, was approved separately as an amendment to the planned development, and the proposed revisions will have to be similarly approved.

At this time, Mr. Mark Hall emphasized that he is not proposing for the sign to be a digital sign. In fact, he stated that the existing sign was turned off in July. He would like to be allowed to use the sign polls to create a billboard on his own property, which would be no different than having Lamar Outdoor Sign Company put up a billboard. He has spoken with Lamar Construction Division on the cost of constructing a new billboard. He has also conferred with Atlantic Neon Sign Company about relocating the sign if it is approved. Mr. Hall reiterated that he is not asking for a permit to have a digital sign or an electronic sign. Chairman Stewart pointed out that he recalled there being a variance granted on signage for this particular property and advised Mr. Hall to work with staff on this issue. Mr. Phillips agreed that some type of action was taken but he would have to research the files to help indicate what direction they should take.

Continuing with the staff's report, Mr. Phillips stated that aside from the sign issue, all other issues have either been addressed or can be addressed during the construction phase. Staff's recommendation is for approval subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the action of the Planning Commission and the Board of Commissioners.

Chairman Stewart suggested that the applicant work with staff on the technical and policy issues of the sign. Mr. John Tuten stated that they would like to proceed with construction and deal with the sign issue at a later date. Mr. Phillips stated there appears to be no reason for the sign to delay construction in any way.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve this request with the sign being a separate issue. The motion was seconded by Mr. Tommy Clark and unanimously adopted.

-----

## MINUTES

### July 5, 2005 Regular Meeting

Upon a motion made by Mr. Jeff Counts and seconded by Mr. Gary Nevill, the Minutes of the July 5<sup>th</sup> Mainland Planning Commission meeting were approved and unanimously adopted.

-----

## ORDINANCE COMMITTEE REPORT

Mr. Hutchinson asked for the report on the dead-end street issue, to which Mr. Nevill replied that simple modifications would eliminate the length requirement. Continued discussion with a possible resolution of this issue will take place at the August 16<sup>th</sup> work session.

At this time, Chairman Stewart asked for clarification on procedure, as to whether or not actions taken by the Mainland Planning Commission have to go before the Islands Planning Commission for approval. Mr. Phillips stated that in most cases the Islands Planning Commission will have to approve the items also. However, this particular issue (dead-end street) will not go through an elaborate process because the Mainland Planning Commission takes the lead; however, the Islands Planning Commission will conduct a public hearing because decisions are affected in that part of the county as well. It was noted that the Islands Planning Commission will take the lead on items pertaining to the Islands.

Mr. Hutchinson stated that at the ordinance subcommittee meetings he would like to select one or two items to work through rather than tackling several at one time. At the upcoming meeting scheduled for August 16<sup>th</sup> he would like to discuss the Office Commercial zoning in addition to the dead-end street issue. The work session will commence at 9:00 a.m. in Room 234 of the Office Park Building.

Mr. Brunson asked for the status of items submitted for the County Attorney's review. Mr. Phillips stated that he has been in touch with Mr. Moore but no conclusions have been reached as to what approach is being taken, and staff has not received anything back in writing. He will however, keep the Planning Commission informed of any progress. Mr. Phillips advised that he would prepare an updated priority list of amendments for the upcoming work session.

-----

There being no further business to discuss, the meeting adjourned at 7:00 p.m.