

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**NOVEMBER 1, 2005 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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**MEMBERS PRESENT:** Wayne Stewart, Chairman  
Gary Nevill, Vice-Chairman  
Bill Brunson  
Jeff Counts, Jr.  
Leman "Buddy" Hutchinson

**MEMBERS ABSENT:** Thomas Clark  
Barbara Stephens

**STAFF PRESENT:** York Phillips, Planning Official  
Iris Scheff, Planner  
Gail Wendel, Administrative Tech/Acting Secretary

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

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**ADOPTION OF AGENDA**

Mr. Nevill made a motion to adopt the agenda and Mr. Counts seconded. All present voted in favor.

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Chairman Stewart gave a brief recap of the rules and procedures.

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**ZM-2005-036 (M)**

Consider a request to rezone from FA (Forest Agricultural) to HC (Highway Commercial) property located on the east side of the intersection of Andy Tostensen Road and US Highway 17, approximately 3,900 feet east of Exit #29 on I-95. The property consists of approximately 8.9 acres with approximately 1,060 feet of frontage on US 17, and 880 feet of frontage on Andy Tostensen Road. Parcel ID 02-00906 Ernie Johns of Atlantic Survey, agent for Robert C. Bryan, owner.

Chairman Stewart stated that there would be maximum of 30 minutes for speakers on each side. There was further discussion.

Mr. Phillips presented the item and stated that there is a great deal on controversy on what is done in this area. He stated that there are technical issues and recommended that the item be deferred in order to take more time to discuss these issues with the applicant. Mr. Robert Bryan, the applicant, stated that he would like to defer the item due to controversy and would like to work on details. There was further discussion.

Chairman Stewart stated that he has received many phone calls and asked Mr. Phillips if thirty days would be sufficient time and he replied that it would.

Chairman Stewart stated that this could be heard on December 6, 2005. Mr. Brunson so moved and Mr. Hutchinson seconded. All present voted in favor.

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**ZM-2005-037 (M)**

Consider a request to rezone from MR (Medium Residential) to PD-R (Planned Development, Residential) property located on Peppertree Crossing Avenue, off Scranton Connector, generally northeast of the Colonial Mall, and consisting of a total 23.688 acres. Parcel ID 03-16763, 03-00917, et al. Larry L. Bryson, agent for Jr. James Meadows, owner.

Mr. Phillips presented the item and stated that it is a simple issue. He stated that Peppertree Crossing is a development that is in progress in MR Medium Residential zoning, it received plat and site plan approval not too long ago. The developer has realized that a certain type of dwelling unit is more marketable that what had been originally shown on the plat. The proposed use would be for a one-family attached dwelling which is not permitted in MR. He stated that the quick solution is to rezone to PD Planned Development and the project will have a lower density that what would have been put there.

Chairman Stewart asked if there was anyone speaking for or against to which no one replied.

Mr. Brunson made a motion to approve the request and Mr. Counts seconded.

Mr. Nevill asked about the term "single-unit duplex". Mr. Phillips stated that the term is not in our ordinance and that "one-family attached" is the term we use. Mr. Nevill asked about the density and stated that the math does not work. Chairman Stewart asked Mr. Bryson if we needed to change anything.

Chairman Stewart stated that the motion could be to approve with the correction that it would read 7 units and that would take care of the problem. There was further discussion.

Mr. Phillips asked if the motion would then to be to approve with the understanding that the numbers would be corrected as needed. Chairman Stewart stated that is correct.

Chairman Stewart called the question and all present voted in favor.

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**ZM-2005-038 (M)**

Consider a request to rezone from FA (Forest Agriculture) to PD-R (Planned Development Residential) property located at 744 Canal Road, east of Golden Isles Parkway and southeast of I-95 Exit 38. The 17.403 acre property, bounded on the east by the Altamaha Canal, has approximately 420 feet of frontage on Canal Road. Parcel ID 03-03342 Ernie Johns of Atlantic Survey, agent for Loretta Brazzel and Margie K. Moitoret, owners.

Mr. Phillips presented the item and suggested deferring the item. He stated that it is a good use for the area if they can solve the traffic issue. Chairman Stewart agreed and asked for a motion to defer to December 6<sup>th</sup>. Mr. Counts so moved and Mr. Nevill seconded. All present voted in favor.

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**TA-2005-05**

Consider an amendment to the Zoning Ordinance of Glynn County, Georgia, Article VII (Requirements by District), Section 701 (R-6, R-9, M-6, M-9, Mh-6 and Mh-9 One-Family Residential), Section 701.4 (Special Uses) to permit schools affiliated with churches as a special use within the R-6, R-9, M-6, M-9, Mh-6 and Mh-9 Districts; and for other purposes.

Mr. Phillips presented the item which is on the County Commission agenda this week. Staff recommends approval. There was further discussion.

Chairman Stewart asked if there was anyone speaking in favor or against.

Eddie Usserman, Chairman of the Board of Trustees of the Lord of Life Lutheran Church, stated that he is in favor and explained briefly the school at this church.

Mr. Counts made a motion to approve and Mr. Nevill seconded.

Mr. Nevill asked if this includes day care and Mr. Phillips stated that day care and pre-school are currently permitted under special use. There was further discussion.

Chairman Stewart called the question and all present voted in favor.

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**TA-2005-06**

Consider an amendment to the Zoning Ordinance of Glynn County, Georgia, Article III (Definition and Interpretation of Terms Used in this Ordinance), Section 302 (Definitions) to amend the definition of "Story;" Article V (Application of Regulations), Section 502 (Height of Building) to clarify the method for determining the height of a building and to limit the number of stories for buildings in Planning District 2; and for other purposes.

Mr. Phillips presented the item.

Mr. Nevill made a motion to approve and Mr. Hutchinson seconded. Chairman Stewart, Mr. Brunson, Mr. Hutchinson, & Mr. Nevill voted in favor. Mr. Counts voted against.

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**TA-2005-07**

Consider an ordinance to adopt a new map of Planning Districts as referenced in Section 405 (Planning Districts) of the Glynn County Zoning Ordinance, and for other purposes. The purpose of this amendment is to change the map referenced by the Zoning Ordinance to conform to the boundaries adopted for the two planning commissions.

Mr. Phillips presented item and stated that this is simply an issue of the map not matching the ordinance. There was further discussion.

Chairman Stewart asked if anyone would like to speak to which no one replied.

Mr. Counts made a motion to approve and Mr. Hutchinson seconded. All present voted in favor.

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**PP-2005-017 (M)**

Silver Bluff, Phase II - Application by Badger Creek Development for preliminary plat approval for a property located on the north side of Emmanuel Church Road and east of Ratcliff Road. The proposed phase consists of fifty-four lots, to be served by public road, community well, and individual septic tanks. The total acreage is 37.703 acres. The property is zoned FA (Forest Agriculture).

Chairman Stewart passed the gavel to Mr. Nevill for this item.

There was some confusion on the property description and it was discussed until everything was corrected.

Mr. Phillips presented item and went over the history of Phase I. There was further discussion and Mr. Phillips stated that the staff recommendation is for approval.

Mr. Ernie Johns stated that the access road to the west is not, and never has been, a part of this property. He further stated that the strip is the well site and cannot be used for an access. Mr. Phillips stated that he was concerned about the well site. Mr. Johns stated that it is not a right of way it is a well site. There was further discussion.

Mr. Counts made a motion to approve and Mr. Stewart seconded. All present voted in favor.

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**PP-2005-009 (M)**

Avondale Phase III, Lots 231-255 (Phase IIIA) - Application by Johns Land Company for preliminary plat approval for a property located on Emmanuel Church Road east of Highway 82. The proposed phase consists of twenty-five lots, to be served by public road, community well, and individual septic tanks. The total acreage is 14.67 acres. The property is zoned FA (Forest Agriculture).

Mr. Phillips presented the item and stated that staff recommends approval.

Mr. Hutchinson asked about the location and the plat was passed around for review.

Mr. Nevill asked Mr. Phillips asked about a different subdivision on the plat and he replied that it is an 801 that is in process now and is known as Avondale, Phase III-A.

Chairman Stewart asked Mr. Gary Johns if this is the plat that was discussed with Mr. Peterson and he replied that it is. There was further discussion.

Mr. Nevill made a motion to approve contingent on:

1. Show adjoining property owners.
2. Put "DO NOT RECORD" on the plat.

Mr. Counts seconded and all present voted in favor.

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#### MINUTES

October 4, 2005 Regular Meeting

October 18, 2005 Called Meeting

Chairman Stewart stated that we need a motion to approve the minutes for October 4, 2005 and October 18, 2005. Mr. Hutchinson made a motion to approve and Mr. Nevill seconded. All present voted in favor.

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Under ***Chairman Items***, Chairman Stewart stated that at the upcoming work session he would like to put on the agenda the limit of lots on easements and on dirt roads.

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Under ***Ordinance Committee Report***, Mr. Phillips stated that the next meeting in two weeks is the meeting for the Planning Commission. Chairman Stewart discussed that meeting further.

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Chairman Stewart asked for an update on the Canal Crossing, Phase II, site plan. Mr. Phillips stated that this is located on Canal Road at Golden Isles Parkway behind the Racetrack. The applicant submitted some technical engineering information on traffic and worked with engineering and traffic engineering on what the capacity of that intersection is. As a result, they proposed a two phase development, the first phase being limited to some development that could be accommodated with the current capacity of the intersection. The second phase being deferred until improvements can be made to that road and the access situation to alleviate the current problems. That Board of Commissioners approved that arrangement at their meeting on October 20, 2005.

There was further discussion on the traffic problems.

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Ms. Scheff stated that staff needs the help of the board members in getting the approved Preliminary Plats signed. There was further discussion and Chairman Stewart said he would come by the office and go over this.

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Mr. Counts made a motion to adjourn and Mr. Hutchinson seconded. All present voted in favor. Meeting was adjourned at 7:10 p.m.