

**MINUTES**  
**CALLED MEETING**  
**MAINLAND PLANNING COMMISSION**  
**MAY 8, 2012 - 9:00 A.M.**  
**Historic Courthouse, 701 G Street**

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**MEMBERS PRESENT:** Bill Brunson, Chairman  
Buddy Hutchinson, Vice-Chairman  
Liane Brock  
Terry Carter  
Larissa Harris  
Tim Murphy

**ABSENT:** Buck Crosby

**STAFF PRESENT:** Paul Forgey, Planning Manager  
Janet Loving, Admin/Recording Secretary

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Chairman Brunson 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.

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**ZM2350 Covington Pointe**

Consider a request to amend Zoning Text of a PD Planned Development Zoning District by the addition of a section on restricted landscape areas for property located in the vicinity of McKenzie Road, west of Highway 341 in the Sterling area of Glynn County. Parcel ID: 03-17019. Gary R. Nevill of Shupe Survey Co., agent for Arnold Rogers of Covington Pointe Holdings, LLC, owners.

Mr. Gary Nevill was present for discussion.

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

The purpose of this request is to increase yard area for lots adjacent to natural areas. In practice, the addition of natural areas to adjacent dwelling lots would result in distribution of these areas to individual homeowners expanding their yards.

The absorption of stand-alone natural areas into residential lots would transfer benefits and responsibilities for them to private homeowners, thereby relieving Glynn County from enforcing the maintenance of natural vegetative buffers.

The Master Plan is revised to more accurately reflect some changes that have taken place during property development such as some minor road and lot layout. Also, it is proposed to clearly depict the natural areas referred to in the text change and as an improved base map reference for the future Final Plat that will include these lots.

McKenzie Road is the roadway access to Covington Pointe. The project is approved for residential dwelling units. Engineering had no issues with the proposed amendment.

The property is served by Brunswick-Glynn County water and sewer utilities.

**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 proposed request is to increase lot size for some of the lots. Lot size increase is not a change in the use or density of the property, and is suitable.**

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

**The proposed change is not anticipated to adversely affect the existing use or usability of adjacent or nearby property.**

- 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.

**The proposal will not result in a use which could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. It will better utilize existing land adjacent to some of the lots.**

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

**Yes, there is no change of use from the standpoint of the Comprehensive Land Use 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.

**No.**

Mr. Forgey stated that staff recommends approval of application **ZM2350** to amend the Text and Master Plan as proposed in the rezoning amendment for Covington Pointe.

Mr. Gary Nevill gave a brief presentation and a general discussion followed. It was noted that no one was present to oppose this request. A motion was then made by Mr. Tim Murphy to recommend approval of application **ZM2350** to amend the Text and Master Plan as proposed in the rezoning amendment for Covington Pointe. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Bill Brunson, Ms. Liane Brock, Ms. Larissa Harris, Mr. Buddy Hutchinson and Mr. Tim Murphy. Abstained From Voting: Mr. Terry Carter.

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**TA2363**

An amendment to Article VIII Sections 805.1,(o), 808.1 (e), 809 (d) 1 (i), 810.2, 811.2, 811.7 and 812 to provide for clarification of prohibited signs, additional standards for banners and outdoor advertising signs, allowable signs in Neighborhood Commercial districts and Village Mixed Use districts, modification of compliance time for violations, and for other purposes.

Mr. Forgey reported that this application was reviewed and recommended for approval by the Islands Planning Commission at their April 17<sup>th</sup> meeting. A minor clerical error was noted, and the text was changed accordingly prior to review by the Mainland Planning Commission.

The proposed changes (additions underlined and deletions in strike through text) were outlined and included in the packages for review. Modifications are also proposed for the amount of time required for compliance.

Mr. Forgey stated that staff recommends approval of text amendment **TA2363**.

Ms. Liane Brock wanted to know where NC Neighborhood Commercial Districts are located. Mr. Forgey stated that they are mostly around the Village on the island but there are some located on the mainland. Ms. Brock stated that she's a little concerned that it allows illuminated signs and she would not want illuminated signs in her neighborhood. Mr. Forgey stated that the NC District has the same allowance and restrictions as Highway Commercial. Ms. Brock pointed out that she is at least relieved to know that no other NC District will ever be formed, thereby eliminating this potential problem in the future. Mr. Forgey stated that staff is in the process of reviewing all of the zoning districts in the county, and where they don't make sense staff will propose rezoning them to a district that does make sense. In the future, Neighborhood Commercial and other zonings that are no longer useful will be eliminated. Ms. Brock also wanted to know how grandfathered status billboards would be handled. Mr. Forgey stated that they would be maintained in perpetuity, but if they are destroyed they could not be put back up or replaced.

There were no other questions and no one was present to oppose this amendment.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Terry Carter and unanimously adopted to recommend approval of text amendment **TA2363**.

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There being no further business to discuss, the meeting was adjourned at 9:16 a.m.