

# MINUTES

## MAINLAND PLANNING COMMISSION

FEBRUARY 7, 2012 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

**STAFF PRESENT:** David Hainley, Community Development Director  
Paul Forgey, Planning Manager  
Janet Loving, Admin/Recording Secretary

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Chairman Brunson called the meeting to order. He then introduced and welcomed Ms. Liane Brock as the new member appointed to serve on the Mainland Planning Commission. Afterward, the invocation was given, followed by the Pledge of Allegiance.

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## MINUTES

### December 6, 2011 Regular Meeting

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the *December 6<sup>th</sup> Regular Meeting*. The motion was seconded by Mr. Buck Crosby. Voting Aye: Mr. Bill Brunson, Mr. Terry Carter, Mr. Buck Crosby, Ms. Larissa Harris and Mr. Tim Murphy. Abstained From Voting: Ms. Liane Brock.

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### Election of Officers

Mr. Tim Murphy of the Nominating Committee recommended retaining Mr. Bill Brunson as Chairman of the Mainland Planning Commission for 2012 and Mr. Buddy Hutchinson as Vice Chairman. There were no other nominations from the floor. Thereupon, nominations were closed and a motion was unanimously adopted to retain *Mr. Brunson as Chairman* and *Mr. Hutchinson as Vice Chairman* of the Mainland Planning Commission for 2012. A motion was also unanimously adopted to retain *Mrs. Janet Loving as Recording Secretary* for 2012.

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At this time, Chairman Brunson gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

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**ZM2316 (M) Christian Renewal**

Consider a request to rezone from R-9 Single-Family Residential Zoning District and Highway Commercial (HC) Zoning District to Highway Commercial (HC) Zoning District, 4.54 acres of property located at a physical address of 4269 Norwich Street Extension. The purpose of the rezoning is for parcels owned by the church to be consistent in zoning for future facility expansion. Parcel ID's 03-09181 and 03-09194. William T. Ligon, Jr. of Ligon, Lindberg and Lanier, agent for Rees M. Sumerford, Chairman of College of Coastal Georgia Foundation, Inc., owner.

Mr. Foster Lindberg was present for discussion.

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

The adopted Future Land Use Map shows this site as located within a CMU, Corridor Mixed Use area. The Glynn County Future Development Map depicts its location within a "Corridor," which begins on the south side of I-95 and extends along Highway 341 to a point just south of the subject property.

The College of Coastal Georgia Foundation, Inc. owns the property, which was received from Audrey Young's estate as a gift. It was Ms. Young's wishes that proceeds from the sale of the property be used to establish the "*Gerald A. Zell Nursing Scholarship*" to educate college nursing students.

Christian Renewal has contracted to purchase the property contingent upon approval of the rezoning from Highway Commercial and R-9, Single Family Residential, to Highway Commercial. Adjacent property owned by Christian Renewal contains a church and a school facility.

The application states that the request would be in harmony with the character of the neighborhood because "the property is adjacent to commercial property." The applicant has also indicated that the rezoning would not be detrimental to property or persons in the area because "the property would be used for the expansion of the church and school facilities which is consistent with current use of adjoining property."

Glynn County's Highway Commercial Zone allows a "church, synagogue, temple or other place of worship" as a permitted use [Section 713.2, Glynn County Zoning Ordinance]. Section 609.2 of the Zoning Ordinance contains "Uses Customarily Accessory to Church Buildings," and includes "religious education and activity

buildings.” Christian Renewal’s request for Highway Commercial Zoning for the property is based on allowed uses.

Questions during staff’s review pertained to property ownership, access to properties to the rear, easements, and railroad rights-of-ways depicted on the property survey entitled “Survey of 6.299 acres, Dock Junction Area, formerly a portion of the Gerald Zell Estate.” The survey depicts Jenkins Lane with substandard, varying width, and contains various notes based upon previous plats and labels indicating Atlantic Coastline Railroad right-of-way ownership.

Applicant representatives met with staff to review the survey. Some inconsistencies were noted between the estate with property descriptions, survey notes, and tax assessor information. These were reviewed as well as staff’s review comments. Representatives were advised that overall, these matters would not prevent rezoning but even so, staff comments regarding roads, access and railroad rights-of-way will certainly need to be addressed at the time of development. Applicant representatives were reminded that once a property is approved for Highway Commercial zoning, it will allow all permitted uses within the HC zoning district; thus at the time of development review, should the property change ownership and/or uses, it will be treated accordingly.

Engineering comments point out that Jenkins Lane needs to be widened to roadway standard width. Easements in portions of the property labeled Atlantic Coastline Railroad right-of-way exist that for purposes of development will impact treatment of the property. At the time of site plan review, GDOT may reduce driveway cuts and require turn lanes for southbound entry to the church and facilities.

The property frontage is on Highway 341 which is a GDOT facility. GDOT was contacted and indicated that any review needed to take place would be performed at the time of development.

Utilities will be provided via well and septic system.

**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 use is consistent with present use and suitable in view of the use of adjacent property.***

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

***The proposed use is consistent with present use, and is adjacent to other commercial property. Access to residential properties to the rear of the subject property must be treated appropriately.***

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

***Yes, although the property is currently undeveloped.***

- 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.

***Future coordination of these issues will be addressed at the time of site plan approval. If the property were to change hands and be developed for another permitted use, development standards would still be applied to the property.***

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

***Yes, it is in conformity as it is within a Corridor Mixed Use area.***

- 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 fact it is not developed but is adjacent to an existing use which is intended for expansion of similar facilities, is supporting ground for approval.***

Mr. Forgey stated that staff recommends approval of application **ZM2316 (M)** subject to the applicant resolving right-of-way and pavement width issues on Jenkins Lane and Roadway Street prior to site plan submission.

During a brief presentation, Mr. Foster Lindberg stated that this request is being sought in order to have the entire tract of land uniformed. He stated that this zoning change is in-keeping with the character of the area because part of the property is already zoned for Highway Commercial.

For clarification, Mr. Terry Carter asked staff if resolving the issues with Jenkins Lane would bring the property into compliance with the current regulations. Mr. Forgey replied yes, but petitioning to have the street closed is merely an option. It is not necessarily what staff is in favor of.

At this time, the floor was opened for public comments. Mr. Billy Logue, adjacent property owner, stated that he is not opposed to this rezoning but he is against closing Jenkins Lane. He stated that this road has been in existence for at least 70 years

and it is utilized by over 100 residents. Closing the road would make it very difficult for the residents to get in and out of the area. Chairman Brunson explained to Mr. Logue that the Planning Commission is being asked to consider the rezoning. The road closing issue is not under this board's purview.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson to recommend approval of application **ZM2316 (M)** subject to the applicant resolving right-of-way and pavement width issues on Jenkins Lane and Roadway Street prior to site plan submission. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 6:20 p.m.