

MINUTES

MAINLAND PLANNING COMMISSION

AUGUST 6, 2013 - 6:00 P.M.

Historic Courthouse, 701 G Street

MEMBERS PRESENT: Bill Brunson, Chairman
Buddy Hutchinson, Vice-Chairman
Larissa Harris
Thomas Boland, Sr.
Tim Murphy
Eddie Wildsmith
John Williams

STAFF PRESENT: David Hainley, Community Development Director
Iris Johnston, Planner III
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

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

MINUTES

June 4, 2013 - Regular Meeting

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the *June 4th Regular Meeting*. The motion was seconded by Mr. Tim Murphy. Voting Aye: Mr. Tom Boland, Mr. Bill Brunson, Mr. Buddy Hutchinson, Mr. Tim Murphy, Mr. Eddie Wildsmith and Mr. John Williams. Ms. Harris did not attend the June 4th Meeting and therefore abstained from voting.

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

ZM2626 IBEW #508 Apprenticeship School: Consider a request to rezone from FA, Forest Agricultural to the GC, General Commercial, a Millworker's Construction School. Property consists of 2.02 acres with approximately 155 ft. of frontage on New Jesup Highway. Parcel IDs: 03-05389 and 03-05373. Alton Mosley of IBEW #508 Apprenticeship School, agent for Local Union 256-UBCJA Southeastern Carpenter's Training Trust, owner.

Mr. Alton Mosley was present for discussion.

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

The purpose of the rezoning is to permit the use of the building on the front parcel to be leased commercially. The property supported and was owned by a non-profit Millworkers Union & Millwright Construction School for years, an allowed use per Section 704.2(6) of the Glynn County Zoning Ordinance.

The allowed use is described as follows: Private or semi-private club, lodge, grange, union hall or social center. The Millworkers Union and School are in the process of selling the property to the IBEW #508, a.k.a. International Brotherhood of Electrical Workers. They also have a non-profit electrical apprenticeship school called the NJATC or National Joint Apprenticeship Training Committee.

The property is presently leased to White Electric, which income has helped support the non-profit millworkers school operation and seen as advantageous likewise for the acquisition by the IBEW #508 in supporting the NJATC's non-profit school.

Alton Mosley of IBEW #508 conducted due diligence on the property and discovered that to have the front building leased to White Electric Company was a non-conforming use being a for-profit commercial enterprise. In order to continue to lease the property, the zoning would need to be commercial.

General Commercial zoning was selected as the best transitional use between the industrial zoning located south of the subject property, and the FA zoning to its north. The General Commercial Zoning District exists on the south side of the adjacent industrially zoned property located south of the subject property as well.

No life safety, police or fire protection issues were raised for the rezoning.

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.

Yes, the use is suitable.

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

No adverse effects are anticipated. There will be no discernible change.

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

Yes, there is a reasonable economic use; commercial zoning will make the present use conforming.

- 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.

No, as stated there is no change.

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

Yes, the zoning is in conformity with the policy and intent 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.

Yes, as stated the requested use is an acceptable transitional use between industrial and residential use as demonstrated on the south side of the industrial property.

Mr. Hainley stated that staff recommends approval of application **ZM2626** to rezone the property from Forest Agricultural to General Commercial consistent with its use and with the Comprehensive Plan as well as the Future Land Use Map.

Following a brief presentation by Mr. Alton Mosley, a motion was made by Mr. Buddy Hutchinson to recommend approval of application **ZM2626**, IBEW #508 Apprenticeship School, to rezone the property from Forest Agricultural to General Commercial consistent with its use and with the Comprehensive Plan as well as the Future Land Use Map. The motion was seconded by Mr. Eddie Wildsmith and unanimously adopted.

ZM2649 Hutcheson Plantation: Consider a request to amend a Planned Development Zoning Text for a 20 acre parcel of land located on the south side of Highway 99. The purpose of the request is to allow a mixture of residential, agricultural, and chapel uses. Parcel ID: 03-07181. Property owned by Joel and Kathy Hutcheson.

Mr. Bill Edenfield was present for discussion.

According to the staff's report, the existing PD text was adopted in 1969 and does not accurately depict the uses of the site that have developed over the past 50 years. This request is an attempt to bring the existing Hutcheson Plantation into compliance with its zoning. It will also allow future growth of residential, agricultural, social and chapel uses.

This project will be served with private wells and septic systems.

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 consistent with surrounding development, which includes various agricultural and residential uses.

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

The proposed change is consistent with the proposed land development pattern of the area as a low density corridor.

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

Yes, the existing zoning allows this location to be used primarily for residential uses.

- 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.

None, this project has frontage on an existing state highway.

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

Yes, this property is identified as Low Density Residential with a Rural Overlay on the Future Land Use Map.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

None

Mr. Landon stated that staff recommends approval of application **ZM2649** to amend a PD Planned Development Text for a 20 acre parcel of land located on the south side of Highway 99.

Mr. Boland asked if the applicant is proposing to build any other structures. Mr. Edenfield replied no, the applicant is merely bringing the property into compliance to do more of the same previous type of activities.

There being no further discussion, a motion was made by Mr. Tom Boland to recommend approval of application **ZM2649** to amend a PD Planned Development Text for a 20 acre parcel of land located on the south side of Highway 99. The motion was seconded by Mr. Eddie Wildsmith. Voting Aye: Mr. Tom Boland, Mr. Bill Brunson, Ms. Larissa Harris, Mr. Tim Murphy, Mr. Eddie Wildsmith and Mr. John Williams. Abstained: Mr. Buddy Hutchinson.

PP2656 The Promenade: Consider approval of a Preliminary Plat for parcels with an aggregate 12.09 acres, located at the southeast corner of the intersection of Old Cypress Mill Road and Altama Connector. The property is zoned MR, Medium Residential, and is proposed to be divided into residential lots with a minimum 2,000+ square feet. Parcel ID: 03-16488. Property owned by John Gantt.

Messrs. Johnathan Roberts, Bobby Shupe and John Gantt were present for discussion.

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

The proposed plat depicts lots for townhouses, single-family, duplex, and cluster housing. The location is well suited to medium density residential development. Density, based on the preliminary plat proposed lot configuration on 12 acres, calculates at six dwelling units per acre [72 units/12 acres], at the low range of medium density. Note that the units proposed could be adjusted upward or downward within the limit of the number of units and extent of allowed uses for the Medium Residential Zoning District.

Engineering will work with the applicant at the time of site plan and construction plan submittal and subsequent development, as applicable. Public utilities are proposed to be provided by the Joint Water & Sewer Commission.

Trip generation is estimated at 10 ADT's (average daily trips) per dwelling [72 residential units x 10 ADT's] or 720 ADT's predicted at build out.

Once approved, the preliminary plat is to be signed by the Chairman of the Commission and filed in the Glynn County Community Development Department for reference. A certificate of preliminary plat approval expires five years from approval, if streets have not been opened, or a final plat filed for the subdivision.

Mr. Hainley stated that the proposed preliminary plat contains required information and generally meets requirements; therefore, staff recommends approval of application **PP2656**, The Promenade, subject to meeting all requirements during the development process.

Mr. Hutchinson wanted to know if the pond that's located partially on the property would be used for stormwater runoff and where would the water overflow to. Mr. Hainley stated that the pond would be used for stormwater runoff and the water runs out toward the spur. He stated that Mr. Johnathan Roberts of Roberts Civil Engineering is present to clarify any concerns about stormwater management.

Mr. Williams asked if the applicant knows how many units will be placed on the property. Mr. Hainley stated that the applicant is proposing to put 72 units on the property.

Mr. Boland had questions about the proposed buffer along Cypress Mill Road. Mr. Hainley stated that the applicant has a visual that depicts the proposed buffer better than what staff has, but it will be in accordance with the county regulations. He pointed out that the buffer is typically displayed on the site plan. DNR requires a certain type buffer around the lake.

To address Mr. Hutchinson's concerns about the water overflow, Mr. Bobby Shupe explained that the pond wraps around and goes up toward Home Depot. The water flows out to the spur, under Altama Avenue, through another series of ditches, out toward Highway 17 and eventually ends up in the marsh.

Due to all of the paving, Mr. Boland asked if the developer had looked into a greater flow with respect to possible flooding. Mr. Johnathan Roberts stated they have obtained a copy of the hydrology study that was performed for Home Depot and the original development. This particular tract was actually included in the pond design and it used a curve number of 70, which is consistent with this plan so that the stormwater volume that this project would generate would actually be accommodated in the original design of the pond. Mr. Roberts stated that they have also been consulting with the County Engineer on the stormwater management.

Ms. Ruby Souter of 4231 Old Cypress Mill Road was present to express her satisfaction with the project; however, she did have some concerns about the buffer. After a brief discussion between Ms. Souter, Mr. Roberts and Mr. Shupe, Mr. Roberts agreed to work closely with county staff on the buffer issue to accommodate Ms. Souter.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson to approve application **PP2656**, The Promenade, subject to meeting all requirements during the development process. The motion was seconded by Mr. Eddie Wildsmith and unanimously adopted.

In other business, Mr. Hainley reminded the members of the Called Meeting scheduled for August 20th at 9:00 a.m. at the Harold Pate Building for the MPC to take action on the rezoning and preliminary plat for *The Grove at Pecan Pointe*.

There being no further business to discuss, the meeting was adjourned at 6:30 p.m.