

**MINUTES**  
**CALLED MEETING**  
**MAINLAND PLANNING COMMISSION**  
**AUGUST 20, 2013 - 9:00 A.M.**  
**Harold Pate Building**

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

ABSENT: Bill Brunson

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

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

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The following two items were read into the record, discussed simultaneously but received separate action; Mr. Bruce Garrett was present for discussion:

**ZM2624 The Grove at Pecan Pointe:** Consider a request to amend a Planned Development Zoning Text and Master Plan for property containing multiple lots with an aggregate 3.5 acres located north of Old Cate Road, east and west of its intersection with Touchstone Parkway. The purpose of the request is to allow lot splits and single family detached dwellings. Parcel IDs: 03-23319; 03-23320; 03-23321; 03-23322; 03-23323; 03-23324; 03-23325; 03-23326; 03-23327; 03-12228; 03-23329; 03-23330; 03-23280; 03-23281; 03-23282; 03-23283. M. Bruce Garrett of MTR Real Estate, owner.

**PP2639 The Grove at Pecan Pointe Preliminary Plat:** Consider approval of a Preliminary Plat for property with an aggregate 3.5 acres, located north of Old Cate Road, east and west of its intersection with Touchstone Parkway. The property is zoned PD, Planned Development with ZM2624 as its companion rezoning request. Parcel IDs: 03-23319; 03-23320; 03-23321; 03-23322; 03-23323; 03-23324; 03-23325; 03-23326; 03-23327; 03-12228; 03-23329; 03-23330; 03-23280; 03-23281; 03-23282; 03-23283. M. Bruce Garrett of MTR Real Estate, owner

According to the staff's report, which was presented by Mr. Hainley, the purpose of this rezoning is to allow lot splits and single-family detached residential dwellings, as well as the two-family dwellings formerly allowed by the zoning district. The previous Planned Development Text did not precisely specify that once the lots are split, single-family detached homes could be located on each split lot.

The proposed text revision (1) omits ownership which has changed, (2) omits future tense regarding the development whose infrastructure has been installed, and (3) makes specific references to allow single-family detached residential dwellings.

**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 and similar to previous zoning and will not affect the density.**

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

**The nearby property is residential, and no adverse effects are anticipated.**

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

**Yes it does have a reasonable economic use; market demand may be stronger for detached housing.**

- 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 in density and use is residential as before.**

- 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 there is a market demand for detached single family dwellings at this time.**

Mr. Hainley stated that staff recommends approval of the rezoning application **ZM2624** as well as the preliminary plat application **PP2639** for The Grove at Pecan Pointe (with a text revision accompanied by a Master Plan/Proposed Preliminary Plat depicting lot splits for residential dwellings for the indicated parcels).

At this time, Mr. Garrett clarified the discrepancy in the number of lots in the proposed subdivision stating that there are actually 65 total lots. He then pointed out how the lots would be reconfigured on the property. He also stated that there would be no septic tanks. The property would be served by public water and sewer. Additionally, there is an irrigation well on the property and it is surrounded by a fence and a gate which serves as protection from vandalism. The pump house that's located on the property does not require a buffer. Mr. Garrett stated that the area where the irrigation well is located meets the minimum square footage requirement and therefore qualifies as a buildable lot. He is asking for the Planning Commission's approval to split the lots from the original 12 lots on one side to 24 lots, split 3 lots into 6 and include an additional lot that was originally designed for boat storage.

After a brief discussion among the Planning Commission members and Mr. Garrett, Vice Chairman Buddy Hutchinson opened the floor for public comments.

Mr. Jason Counts was present to oppose this request. He stated that the original PD Text calls for each lot to have a single-family dwelling on it, or for the lot to have two attached dwellings and a lot split. The applicant is asking for something completely different than what was proposed in the 2005 PD Text. He is actually asking for the lot splits and two single-family detached dwellings. Mr. Counts stated that the issue in this case is that they are getting into 4000 sq. ft. lots and there was a driving force in the county at one time to get away from smaller lots. What the applicant is proposing could potentially increase the density and would thereby set an unwanted precedent which would be detrimental to the county and to some developments that are currently in place.

Mr. Garrett stated that there is a great need for low income housing in Glynn County. He spoke passionately about his willingness to help "age restricted" citizens by proposing an "age restricted" housing development, which in most cases would consist of two bedrooms, one and two bath houses for people 55 and older who don't need or want the responsibility of maintaining a 100 ft. lot. Mr. Garrett stated that he has already received six pre-sales from citizens who cannot afford \$800 dollar monthly house payments. His goal is to put people in a one or two bedroom house that they can afford, and his vision is to have cottage style homes with a picket fence and landscaped yards. He stated that 24 lots have been advertised for citizens who are 55 and older or 100% disabled. He gave a brief description of other amenities proposed for the development including deed restrictions, all of which will be incorporated into the covenants. The remaining lots will be single-family dwellings and the development will be handicap accessible. Mr. Garrett stated that he could have his attorney guarantee all of this in

writing. Mr. Hainley reminded the members that covenants are not governed by Glynn County Ordinances. However, he stated that if the Planning Commission were to recommend approval of this request, a stipulation could be added indicating that the applicant has to provide a copy of the recorded restricted covenants to the Glynn County Planning & Zoning Staff.

It was noted that Ms. Paula McClendon was present to speak in favor of this request.

Following discussion, a motion was made by Ms. Larissa Harris to recommend approval of rezoning application **ZM2624**, The Grove at Pecan Pointe, with a text revision accompanied by a Master Plan/ Proposed Preliminary Plat depicting lot splits for residential dwellings for the indicated parcels with the condition that the applicant has to provide a copy of the recorded restricted covenants to the Glynn County Planning & Zoning Staff. The motion was seconded by Mr. Eddie Wildsmith and unanimously adopted.

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**PP2639 The Grove at Pecan Pointe Preliminary Plat**

According to the staff's report, this preliminary plat is proposed to reconfigure certain lots to allow lot splits with the concept of allowing single-family detached residential dwellings as well as two-family dwellings formerly allowed by the zoning district.

Following review, a motion was made by Ms. Larissa Harris to approve application **PP2639**, The Grove at Pecan Pointe Preliminary Plat, subject to approval of Zoning Request ZM2624 by the Board of Commissioners which purpose is to clarify the allowance of single family detached dwellings in the subdivision, and subject to meeting all requirements during the development process. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 10:00 a.m.