

MINUTES
MAINLAND PLANNING COMMISSION
APRIL 7, 2015 - 6:00 P.M.
Historic Courthouse, 701 G Street

MEMBERS PRESENT: Tim Murphy, Chairman
 Tom Boland, Sr., Vice Chairman
 Larissa Harris
 Jeff Homans
 Mary Hunt
 Gary Nevill
 John Williams

STAFF PRESENT: David Hainley, Community Development Director
 Cayce Dagenhart, Planner II
 Karl Bursa, Planner II
 Janet Loving, Admin/Recording Secretary

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

MINUTES

March 3, 2015 - Regular Meeting

A motion was made by Mr. Gary Nevill to approve the Minutes of the **March 3rd Regular Meeting**. The motion was seconded by Mr. Tom Boland. Voting Aye: Mr. Tom Boland, Ms. Mary Hunt, Mr. Jeff Homans, Mr. Tim Murphy, Mr. Gary Nevill and Mr. John Williams. Abstained From Voting: Ms. Larissa Harris

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

ZM3013 Frazier Road: Consider a request to rezone two adjacent parcels at 106 Frazier Road from R-12 One-Family Residential to M-9 One-Family Residential. The purpose of the request is to allow a manufactured home for one-family residential use. This property is located at the southeast corner of Frazier Road and Wolfs Landing. PARCEL ID: 03-04308 (the parcels have been joined for tax purposes). Gary Simmons, applicant and owner.

Mr. Simmons was present for discussion.

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

The proposed request is to rezone a 26,956 sq. ft. (.62 acres) parcel, located at 106 Frazier Road, to allow the owner to replace an existing manufactured home with a newer model. The use of this property as one-family residential would not change. The type of home permitted on this property is the significant difference between the R-12 and M-9 zones. The neighboring parcel on the east side of this property is zoned M-9 and a large tract across Wolfs Landing is zoned M-20.

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.

Staff comment: The proposed rezoning request will not change the use of the property and the existing use is considered suitable for this area.

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

Staff comment: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. There are several parcels within 200 ft. that are zoned for mobile homes.

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

Staff comment: The property to be affected by the zoning proposal has a reasonable economic use as it is currently zoned.

- 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.

Staff comment: The proposal will not result in any excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

Staff comment: The Future Land Use Map (FLUM) categorizes these properties as Medium Density Residential. The use of this property for a manufactured home is compatible with the 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.

Staff comment: There is already a manufactured home on this site. It was built in 1971 and the applicant bought the property in 1994. The presence of this house has not negatively affected the neighborhood to this point, and there is reason to believe it will not in the future.

Ms. Dagenhart stated that staff believes that this application is complete and contains all information required by the Glynn County Zoning Ordinance; therefore, staff recommends approval of rezoning application *ZM3013 Frazier Road*.

Mr. Nevill asked if the applicant would be prohibited from putting another residence on the property due to the two lots of record being less than an acre. Ms. Dagenhart stated that she would have to refer this question to Mr. Bill Jenkins of the Glynn County Environmental Health Department. She explained that the applicant actually contacted Mr. Jenkins who tested the well and septic system and gave his approval for the applicant to use the existing utilities for the new double-wide mobile home. (The new double-wide mobile home is replacing the existing mobile home.) In response to Mr. Nevill's question, Mr. Jenkins replied that the applicant would not be allowed to put another residence on the property. Only one residence is allowed on the less than one acre lot. He elaborated on the findings of his site visit for additional clarification.

During a brief presentation, Mr. Gary Simmons explained that he has lived at 106 Frazier Road for approximately 20 years with his daughter; however, she's married now and she has two children. He stated that they all live together in the three-bedroom trailer, but he has decided that they need a larger trailer. He explained that they intend to clear the lot, tear down the old fence, install a new well and septic tank, etc. Mr. Simmons stated that the upgrade to his property will enhance the neighborhood, and he is soliciting the Planning Commission's approval at this time.

There was no one present to oppose this request, and at the end of discussion, a motion was made by Mr. Tom Boland, seconded by Ms. Mary Hunt and unanimously adopted to recommend approval of application **ZM3013** to change the zoning of the two parcels from R-12 One-Family Residential to M-9 One-Family Residential.

PP2719 12 Star Ranch: Consider preliminary plat approval for 249.71 acres of a 1,175 acre parcel. PARCEL ID: 03-20986. Chris Amos with CSEC, Inc., agent for 12 Star Ranch, LLC, owner.

Mr. Chris Amos was present for discussion. Attorney Taylor Haley and Mr. Kyle Colafrancesco were also present to answer questions.

In presenting the staff's report, Ms. Dagenhart explained that a preliminary plat for 12 Star Ranch was previously approved on December 2, 2014 for 29 lots; however, due to financial reasons, the developers had to reconfigure some of the lots and have resubmitted a preliminary plat with 34 parcels and one common area. The project still includes 249.71 acres and is located north of Highway 99 approximately .6 miles from its intersection with Highway 32.

This subdivision application has been forwarded to the Georgia Department of Transportation for review since access to the subdivision would be via State Route Highway 99. The Glynn County Board of Commissioners approved a water and sewer variance (**WSV2733**) for this property at its regular meeting on December 18, 2014.

The following are preliminary plat requirements (and staff's comments) in accordance with Section 703 of the Glynn County Subdivision Regulations - The preliminary plat shall consist of a map or maps, drawn at a scale of not less than one inch, two hundred feet depicting the following:

- 1) The proposed name of the subdivision and proposed street names shall not duplicate or too closely approximate phonetically the name of other subdivisions or streets in Glynn County. If shown to the contrary, the Planning Commission or Geographic Information System (GIS) office may refuse to accept such subdivision and street names; must indicate whether the streets are to be public or private. **Staff Comment: Provided by applicant on plat.**
- 2) Name, address and telephone number of the owner of record. **Staff Comment: Provided by applicant on plat.**
- 3) Name, address and telephone number of the subdivider. **Staff Comment: Provided by applicant on plat.**

- 4) Date of survey, north point and graphic scale, source of data, date of plat drawing, and space for revision dates. **Staff Comment: Provided by applicant on plat.**
- 5) Preliminary Plat Certificates and Statements. **Staff Comment: Provided by applicant on plat.**
- 6) A vicinity map locating the subdivision in relation to the surrounding area with regard to well-known landmarks such as major streets and thoroughfares, railroad rights-of-way, rivers, streams and other named bodies of water. Vicinity maps may be drawn in freehand and at a scale sufficient to show clearly the information required, but not smaller than one inch to one mile. **Staff Comment: Provided by applicant on plat.**
- 7) Name of former subdivision(s), if any. **Staff Comment: None**
- 8) Exact boundary lines of the tract or parcel to be subdivided, indicated by a heavy line giving length and bearings, and total subdivision land area in acres. The boundary lines shall apply to the entire tract to be subdivided. **Staff Comment: Provided by applicant on plat.**
- 9) Natural features within the proposed subdivision, including drainage channels, bodies of water, flood plain, wetlands and other significant features. **Staff Comment: Provided by applicant on plat.**
- 10) Cultural features within the proposed subdivision, including rights-of-way widths, and names of existing and proposed streets and alleys, existing structures, existing easements, buildings, city and county lines, zoning districts and boundaries, and other significant information. **Staff Comment: Provided by applicant on plat.**
- 11) Proposed layout including lot lines with rough dimensions, lot numbers, block letters, street and alley lines, sites reserved through covenants, dedication or otherwise for public uses. **Staff Comment: Provided by applicant on plat.**
- 12) Location of existing water and sewer utilities, if a connection to these public systems is proposed. **Staff Comment: Public water and sewer is not available in this location. The applicant has received a water and sewer variance (WSV2733). Something to the effect of "A Level 4 Soil Survey for each lot will be required prior to the issuance of building permits. Engineered on-site wastewater systems capable of producing a class 1 effluent may be required for each lot and shall be added to the preliminary plat prior to it being signed by the Mainland Planning Commission Chairperson."**

13) Proposed unit division or stage of development, if any, by the subdivider. **Staff Comment: Provided by applicant on plat.**

14) The names of owners of record and zoning of land adjacent to the tract to be subdivided. **Staff Comment: Provided by applicant on plat.**

15) FIRM Panel Number and flood zone designation. **Staff Comment: Provided by applicant on plat.**

16) Building setback information per Zoning Ordinance including setback lines on odd shaped lot. **Staff Comment: Provided by applicant on plat.**

Ms. Dagenhart stated that staff recommends approval of preliminary plat application **PP2719, 12 Star Ranch**, subject to meeting the requirements of all applicable codes and regulations, and with GDOT recommended changes, if any are called for.

Mr. Nevill noted that in the comment section of the application there was discussion about cul-de-sacs and turnarounds, but he asked if this is prior to the loop design of the road. Ms. Dagenhart replied yes.

Mr. Boland wanted to know the size of the buffer that's located on the freshwater marsh. Mr. Jenkins stated that there is 50 ft. buffer along the marsh. Mr. Boland then asked about the location of the five extra parcels. Ms. Dagenhart stated that there are a few located in the center and some are on the bottom of the loop. She stated that some of the parcels have been divided up and are not as wide or as long as others in order to allow for more space. Mr. Boland stated that at one point the applicant had an area set aside for a big barn. Ms. Dagenhart stated that previously, the applicant had two common areas. They now have one common area located next to Highway 99. The size is the same as previously described.

Ms. Mary Hunt wanted to know if this development will have a water supply reservoir or storage tank in accordance with the information indicated on the plat. Ms. Dagenhart replied yes; the location is proposed in the common area in the front section of the property.

Mr. Boland stated that at one point, the applicant had proposed to have a large well. He asked if this is still the case or will there be individual systems. Ms. Dagenhart stated that staff is not sure. The applicant would have to address this issue.

Chairman Murphy asked if staff had any communication with the GA Department of Transportation (GDOT). Ms. Dagenhart replied that staff has not yet communicated with GDOT. Chairman Murphy stated that it has been indicated that this is a viable piece of property, and as such, he would like to know GDOT's thoughts on this issue. Mr. Chris Amos with CSEC, Inc. stated that they have made application for the special encroachment permit with GDOT who is currently processing the application. GDOT representatives have also reviewed the site as well as the location of the road, and they have stated that they do not have any problems in this area of the project. Mr. Amos

pointed out that GDOT will not require them to do right turn storage as long as there is a guarantee that there will be no further lots developed on the property. He expects to have the application materials back within the next couple of weeks.

Regarding the water supply for the property, Mr. Amos stated that they are proposing to have individual wells and septic tanks or on-site waste water treatment systems. He stated that they have worked closely with Mr. Jenkins on all of the requirements. They don't have all of the details worked out yet on the water supply for the fire department, but it will be located on the common parcel and the intent is to draw from the existing lake. Mr. Amos stated that they still have to work out the details but the concept has been agreed to.

Mr. Boland stated that if the applicant is proposing to put in a large septic system for the entire subdivision, where would it be located; however, Mr. Amos stated that they have to put in individual on-site waste water systems for every lot. He explained that a sewer treatment system is very difficult to permit and very expensive.

Mr. Nevill asked if there will be the ability to further subdivide the lots. Mr. Amos replied no; restrictive covenants will be in place to prohibit them from further subdividing the lots.

Mr. Boland stated that with the 50 ft. buffer, will there be any problems in handling the septic tanks throughout the development. Mr. Jenkins stated that due to the size of the lots, he doesn't see it being an issue. He also pointed out that the soils are challenging but usable.

There being no further discussion, a motion was made by Ms. Mary Hunt to approve preliminary plat application **PP2719, 12 Star Ranch**, subject to meeting all requirements during the development process, including making any requested changes from GDOT to the access on Highway 99. The motion was seconded by Mr. John Williams and unanimously adopted.

PP2988 7141 Scott Everett Road: Consider preliminary plat approval for the subdivision of a 4.7 acre lot into two lots; one with 3.43 acres and the other with 1.27 acres. The subject property is zoned FA Forest Agricultural and is located on the northwest side of Scott Everett Road, approximately 80 ft. south of its intersection with Holly Everett Street. PARCEL ID: 03-19223. Property owned by Jimmy Smith.

Ms. Casey Smith, agent and applicant, was present for discussion. Mr. Jimmy Smith was also on hand to answer questions.

According to the staff's report, the applicant proposes to subdivide a 4.7 acre lot at 7141 Scott Everett Road in order to create two separate lots, each intended for a one-family dwelling. The Glynn County Board of Commissioners approved a water and sewer variance (**WSV2995**) for this property at its regular meeting on March 19, 2015.

The following are preliminary plat requirements (and staff's comments) in accordance with Section 703 of the Glynn County Subdivision Regulations - The preliminary plat shall consist of a map or maps, drawn at a scale of not less than one inch, two hundred feet depicting the following:

- 1) The proposed name of the subdivision and proposed street names shall not duplicate or too closely approximate phonetically the name of other subdivisions or streets in Glynn County. If shown to the contrary, the Planning Commission or Geographic Information System (GIS) office may refuse to accept such subdivision and street names; must indicate whether the streets are to be public or private. **Staff Comment: Not applicable.**
- 2) Name, address and telephone number of the owner of record. **Staff Comment: Provided by applicant on plat.**
- 3) Name, address and telephone number of the subdivider. **Staff Comment: Provided by applicant on plat.**
- 4) Date of survey, north point and graphic scale, source of data, date of plat drawing, and space for revision dates. **Staff Comment: Provided by applicant on plat.**
- 5) Preliminary Plat Certificates and Statements. **Staff Comment: Provided by applicant on plat.**
- 6) A vicinity map locating the subdivision in relation to the surrounding area with regard to well-known landmarks such as major streets and thoroughfares, railroad rights-of-way, rivers, streams and other named bodies of water. Vicinity maps may be drawn in freehand and at a scale sufficient to show clearly the information required, but not smaller than one inch to one mile. **Staff Comment: Provided by applicant on plat.**
- 7) Name of former subdivision(s), if any. **Staff Comment: Provided by applicant on plat.**
- 8) Exact boundary lines of the tract or parcel to be subdivided, indicated by a heavy line giving length and bearings, and total subdivision land area in acres. The boundary lines shall apply to the entire tract to be subdivided. **Staff Comment: Provided by applicant on plat.**

- 9) Natural features within the proposed subdivision, including drainage channels, bodies of water, flood plain, wetlands and other significant features. **Staff Comment: Provided by applicant on plat.**
- 10) Cultural features within the proposed subdivision, including rights-of-way widths, and names of existing and proposed streets and alleys, existing structures, existing easements, buildings, city and county lines, zoning districts and boundaries, and other significant information. **Staff Comment: Provided by applicant on plat.**
- 11) Proposed layout including lot lines with rough dimensions, lot numbers, block letters, street and alley lines, sites reserved through covenants, dedication or otherwise for public uses. **Staff Comment: Provided by applicant on plat.**
- 12) Location of existing water and sewer utilities, if a connection to these public systems is proposed. **Staff Comment: Public water and sewer is not available in this location. The applicant has received a water and sewer variance (WSV2995).**
- 13) Proposed unit division or stage of development, if any, by the subdivider. **Staff Comment: Not pertinent to this application.**
- 14) The names of owners of record and zoning of land adjacent to the tract to be subdivided. **Staff Comment: Provided by applicant on plat.**
- 15) FIRM Panel Number and flood zone designation. **Staff Comment: Provided by applicant on plat.**
- 16) Building setback information per Zoning Ordinance including setback lines on odd shaped lot. **Staff Comment: Not pertinent to this application.**

Ms. Dagenhart stated that staff recommends approval of preliminary plat application **PP2988** for 7141 Scott Everett Road.

Mr. Nevill pointed out that this application was originally submitted as an expedited plat and had been previously subdivided. He asked if the rules are going to be clarified on previous subdivisions. Mr. Hainley explained that staff intends to re-write the Glynn County Subdivision Regulations immediately following the update of the Zoning Ordinance and this section in question will be revised.

Mr. Boland wanted to know on what day was the sign posted for this property. However, Mr. Hainley explained that currently signs are not posted for preliminary plat applications, but when the new ordinances are passed, preliminary plat signs will be added for posting similar to the rezoning application signs for public hearings.

Following a brief presentation by Ms. Casey Smith, a motion was made by Mr. Gary Nevill, seconded by Mr. Tom Boland and unanimously adopted to approve preliminary plat application **PP2988** for 7141 Scott Everett Road.

PP3021 Mangram Subdivision: Consider preliminary plat approval for the subdivision of a 4.03 acre lot into three lots. The subject property is zoned FA Forest Agricultural and located on the southwest side of U.S. Highway 341 New Jesup Highway, approximately 900 ft. north of its intersection with Old Jesup Highway. PARCEL ID: 03-17033. Oscar and Sherry Mangram, owners and applicants.

There was no one in attendance to represent this application; however, Mr. Hainley stated that this is a fairly simple request and would have been done under his signature had it not been for the corner that's notched out as an expedited subdivision. With there being no objections, Chairman Murphy advised staff to proceed.

In presenting the staff's report, Ms. Dagenhart explained that the applicant is proposing to subdivide a 4.03 acre lot in order to create three separate lots, each intended for a one-family dwelling. She stated that the applicant has three children and would like to divide up the parcels in order to leave a parcel to each child to ensure that all are treated fairly upon his demise.

The Glynn County Board of Commissioners approved a water and sewer variance (**WSV3023**) for this property at its regular meeting on April 2, 2015. The Georgia Department of Transportation is required to evaluate and provide feedback for the access road for this subdivision since the property fronts on a State Highway.

The following are preliminary plat requirements (and staff's comments) in accordance with Section 703 of the Glynn County Subdivision Regulations - The preliminary plat shall consist of a map or maps, drawn at a scale of not less than one inch, two hundred feet depicting the following:

- 1) The proposed name of the subdivision and proposed street names which shall not duplicate or too closely approximate phonetically the name of other subdivisions or streets in Glynn County. If shown to the contrary, the Planning Commission or Geographic Information System (GIS) office may refuse to accept such subdivision and street names. Must indicate whether the streets are to be public or private. **Staff Comment: Provided by applicant on plat.**
- 2) Name, address and telephone number of the owner of record. **Staff Comment: Provided by applicant on plat.**

- 3) Name, address and telephone number of Subdivider. **Staff Comment: Provided by applicant on plat.**
- 4) Date of survey, north point and graphic scale, source of data, date of plat drawing and space for revision dates. **Staff Comment: Provided by applicant on plat.**
- 5) Preliminary Plat Certificates and Statements. **Staff Comment: Provided by applicant on plat.**
- 6) A vicinity map locating the subdivision in relation to the surrounding area with regard to well-known landmarks such as major streets and thoroughfares, railroad rights-of-way, rivers, streams and other named bodies of water. Vicinity maps may be drawn in freehand and at a scale sufficient to show clearly the information required, but not smaller than one inch to one mile. **Staff Comment: Provided by applicant on plat.**
- 7) Name of former subdivision(s), if any. **Staff Comment: Provided by applicant on plat.**
- 8) Exact boundary lines of the tract or parcel to be subdivided, indicated by a heavy line giving length and bearings and total subdivision land area in acres. The boundary lines shall apply to the entire tract to be subdivided. **Staff Comment: Provided by applicant on plat.**
- 9) Natural features within the proposed subdivision, including drainage channels, bodies of water, flood plain, wetlands and other significant features. **Staff Comment: Provided by applicant on plat.**
- 10) Cultural features within the proposed subdivision, including rights-of-way widths, names of existing and proposed streets and alleys, existing structures, existing easements, buildings, city and county lines, zoning districts and boundaries, and other significant information. **Staff Comment: Provided by applicant on plat.**
- 11) Proposed layout including lot lines with rough dimensions, lot numbers, block letters, street and alley lines, and sites reserved through covenants and dedications or otherwise for public uses. **Staff Comment: Provided by applicant on plat.**
- 12) Location of existing water and sewer utilities, if a connection to these public systems is proposed. **Staff Comment: Not pertinent to this application. A water and sewer variance (WSV3023) was granted to the applicant by the Board of Commissioners on April 2, 2015. Water and sewer variances waive the requirement for new subdivisions to connect to public water and sewer.**
- 13) Proposed unit division or stage of development, if any, by the subdivider. **Staff Comment: Not pertinent to this application.**

- 14) The names of owners of record and zoning of land adjacent to the tract to be subdivided. **Staff Comment: Provided by applicant on plat.**
- 15) FIRM Panel Number and flood zone designation. **Staff Comment: Provided by applicant on plat.**
- 16) Building setback information per Zoning Ordinance, including setback lines on odd shaped lots. **Staff Comment: Provided by applicant on plat.**

Ms. Dagenhart stated that staff recommends approval of preliminary plat application **PP3021, Mangram Subdivision**, pending access approval by the Georgia Department of Transportation.

Mr. Hainley reiterated for clarification that approval is required by GDOT because the property fronts on a State Highway.

Mr. Boland had questions about the possibility of moving or closing the existing driveway. Ms. Dagenhart stated that it was reported to staff that the applicant wanted everyone to use the driveway in question; however, after it was pointed out that the easement goes straight to Highway 341, it was then discussed that they would make the driveway curve around in order to reach the easement instead of relocating it in a different area or adding a new one.

Regarding the area of the property that's notched at the corner, Mr. Nevill questioned whether it was done under the acreage requirement of the old subdivision of the property. However, Mr. Hainley stated that staff does not know how the corner of the property got notched except that it was apparently done through an expedited subdivision, thus the reason for the preliminary plat process in this case.

At the end of discussion, a motion was made by Mr. John Williams to approve preliminary plat application **PP3021, Mangram Subdivision**, pending access approval by the Georgia Department of Transportation. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 6:45 p.m.