

MINUTES
MAINLAND PLANNING COMMISSION
MAY 5, 2015 - 6:00 P.M.
Historic Courthouse, 701 G Street

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

Moratorium Update
Mr. Hainley reported that earlier today at a special called meeting, the Glynn County Board of Commissioners extended the moratorium on development on St. Simons Island until August 20, 2015. During this time there will be a series of IPC/MPC joint work sessions and a public comment period. The extension is 105 days past the original May 6th end date and a total of 195 days since the moratorium was enacted on February 5, 2015.

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

MINUTES

April 7, 2015 - Regular Meeting

Upon a motion made by Mr. John Williams and seconded by Mr. Tom Boland, the Minutes of the *April 7th Regular Meeting* were approved and unanimously adopted. (For the record, Ms. Larissa Harris was not in attendance at this time.)

As agent for the next agenda item (PP3031), Mr. Gary Nevill recused himself and temporarily relinquished his seat as a member of the Planning Commission to avoid a conflict of interest.

PP3031 Oak Grove Island Plantation Phases VII & VIII: Consider approval of two preliminary plats; one for an 18-lot subdivision on 11.8 acres (Phase VII) and one for a 16-lot subdivision on 10.1 acres (Phase VIII), both located in the Oak Grove Island Plantation Subdivision. PARCEL ID: 03-07459. Robert ‘Bud’ Myrick, agent for Oak Grove Island Limited, LLLP, owner.

Mr. Nevill and Mr. Bud Myrick were present for discussion.

According to the staff’s report, the applicant proposes to subdivide an 11.8 acre parcel in Oak Grove Island Plantation, Phase VII in order to create 18 separate lots, each intended for a one-family dwelling. For Phase VIII of this preliminary plat, the applicant is proposing to subdivide a 10.1 acre parcel in Oak Grove Island Plantation in order to create 16 separate lots, each intended for a one-family dwelling.

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: N/A**
- 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. Oak Grove Island Plantation is serviced by a community well and individual septic systems.**
- 13) Proposed unit division or stage of development, if any, by the subdivider. **Staff Comment: Phases VII and VIII of Oak Grove Island Plantation.**

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.**

Mr. Karl Bursa stated that staff recommends approval of preliminary plat application **PP3031** for Oak Grove Island Plantation, Phases VII & VIII.

Mr. Boland asked if the area contains all individual septic tanks and wells. Mr. Bursa stated that there are individual septic tanks but there is a community well that serves the Oak Grove area. Chairman Murphy asked if anyone knows how old the well system is. Mr. Nevill stated that the system has been in place since November of 1987, which is when the first phase of this development was originally approved. There are two wells on site that are connected to each other; one is 12 inches in diameter and the other is 24 inches in diameter. Chairman Murphy stressed that they're concerned about water pressure and the availability of water for future use. Mr. Bud Myrick, applicant/owner, assured the members that there is adequate capacity. He pointed out that either of the two wells would service the entire community. In fact, the second well was installed simply as a back-up. He stated that the system is under contract with Woodrow Sapp Water Management Company, who is responsible for managing, maintenance and ensuring that everything complies with DNR specifications.

At the end of discussion, a motion was made by Mr. Tom Boland to approve preliminary plat application **PP3031**. The motion was seconded by Mr. John Williams. Voting Aye: Mr. Tom Boland, Ms. Larissa Harris, Mr. Tim Murphy and Mr. John Williams. Abstained From Voting: Mr. Gary Nevill. (The motion carried for approval.)

There being no further business to discuss, the meeting was adjourned at 6:12 p.m.