

MINUTES
CALLED MEETING
MAINLAND PLANNING COMMISSION
AUGUST 16, 2016 - 9:00 A.M.
Historic Courthouse, 701 G Street

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

ABSENT: Tom Boland

STAFF PRESENT: Cayce Dagenhart, Planner II
Janet Loving, Admin/Recording Secretary

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

SUP3303 500 Castleberry Lane: Consider a request for a special use to allow a second dwelling unit (mobile home) on a lot as a medical hardship. The property is located on the south side of Castleberry Lane, approximately 1,100 ft. from its intersection with Cate Road. The property is approximately 1.25 acres. Parcel ID: 03-10421. James Sinclair, Jr., agent and applicant for owner, Vera Braddock.

Mr. Sinclair was present for discussion.

In presenting the staff's report, Ms. Dagenhart explained that the purpose of this request is to allow a mobile home to be placed on the property as a special use for a medical hardship, pursuant to **Section 704.3 Special Uses** of the Glynn County Zoning Ordinance. The use of the property would not change. When the medical hardship no longer exists, the mobile home will be removed from the property. The applicant has provided a letter from her attending physician stating the need for someone to live close by in case of a medical emergency.

The parcel is 150 ft. wide at the front, approximately 364 ft. long. There is a 30 ft. drainage easement along the east side of the property that the applicant would need to be aware of when the mobile home is being placed. The property is approximately 1.25 acres and has access to public water. The applicant will need to make arrangements with Environmental Health to test the property to see if and where a second septic system would need to be installed.

According to **Section 704.3** of the Zoning Ordinance, a mobile home is allowed in the FA District on a two-year basis, at the discretion of the County Commission, when a documented medical hardship exists, provided such use meets all other requirements of **Section 704.4** except subsection (2) and (3). The applicant for the Medical Hardship shall also provide the following:

- a) A property owner's statement describing the need, identifying the person requiring medical care and the person to provide the care, and relationship of the persons to reside in the mobile home.
- b) A certificate of need and necessity filled out and signed by a medical doctor, describing the medical problem(s) and offering a professional opinion of need.

Application procedure shall be the same as that for zoning decisions pursuant to Article XI. If the medical hardship ceases to exist during the initial term, or any renewal term, of the special use permit; the special use permit shall expire and the mobile home shall be removed from the property. The rental of the mobile home shall be prohibited. The special use permit may be renewed for one additional two-year period provided that the applicant presents to the Community Development Director a new certificate of need demonstrating that the medical hardship still exists.

Ms. Dagenhart stated that staff recommends approval of application **SUP3303** contingent upon meeting all other requirements of the Glynn County Zoning Ordinance.

During a brief presentation, Mr. Sinclair explained that there is more than enough space to position the mobile home on the property, which would allow for him to take care of his mother. He is soliciting the Planning Commission's approval at this time.

There was no one present to speak for or against this request, and at the end of review, a motion was made by Ms. Mary Hunt to recommend approval of application **SUP3303** contingent upon meeting all other requirements of the Zoning Ordinance. The motion was seconded by Mr. John Williams and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 9:07 a.m.