

MINUTES
MAINLAND PLANNING COMMISSION
SEPTEMBER 7, 2016 - 6:00 P.M.
Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
Tom Boland
Jeff Homans
Tim Murphy

ABSENT: Larissa Harris
Mary Hunt
John Williams

STAFF PRESENT: David Hainley, Community Development Director
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. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

MINUTES

August 2, 2016 - Regular Meeting

August 16, 2016 - Called Meeting

A motion was made by Mr. Tim Murphy to approve the Minutes of the **August 2nd Regular Meeting**. The motion was seconded by Mr. Gary Nevill. Voting Aye: Messrs. Tim Murphy and Gary Nevill. Abstained: Messrs. Tom Boland and Jeff Homans.

A motion was made by Mr. Jeff Homans to approve the Minutes of the **August 16th Called Meeting**. The motion was seconded by Mr. Tim Murphy. Voting Aye: Messrs. Jeff Homans, Tim Murphy and Gary Nevill. Abstained: Mr. Tom Boland.

ZM3333 - 175 Tison Drive: Consider a request to rezone one 1.65-acre parcel at 175 Tison Drive from LC Local Commercial to FA Forest Agriculture. The purpose of the request is to allow the construction of a one family home. This property is located on the north side of Tison Drive, approximately 300 ft. from its intersection with Highway 82. Parcel ID: 03-14335. Allan A. Cox, applicant and owner.

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

The proposed request is to rezone the property to one which allows a one-family dwelling. The owner would like to build a house on this property for his family. Under the current LC zoning, a one-family home is not a permitted use.

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:

1. 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 use is suitable in view of the use and development of adjacent and nearby property. The subject property is surrounded by single family homes on three sides and LC zoned parcel on the fourth side.

2. 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.

3. 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.

4. 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.

5. 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 this property as Medium Density Residential. The proposed use of this property for a single family home is less dense, however changing the property to residential and keeping the 1.65 acres in tact does allow for further development of this property in the future, if the need arises.

6. 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 are no other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Ms. Dagenhart stated that staff believes that this application is complete and contains all information required by the Glynn County Zoning Ordinance; therefore, staff's recommendation is for approval of **ZM3333**.

During a brief discussion among the Planning Commission and staff, it was discovered that the applicant for this request was not in attendance. There was also no one present to speak for or against this request. It was then determined that due to this application not being complex or controversial the Planning Commission could take action. Therefore, at the end of discussion, a motion was made by Mr. Tom Boland, seconded by Mr. Jeff Homans and unanimously adopted to recommend approval of application **ZM3333**.

ZM3318 Richard McKinna Investments: Consider a request to rezone the Woodman Acres Subdivision (6 parcels approximately 4.194 acres) at the end of WOW Camp Road from GR General Residential to FA Forest Agriculture. Keith Drive, located on New Jesup Highway between Old Jesup Highway and Brian Drive, turns into WOW Camp Road. Parcel IDs: 03-21183, 03-21182, 03-21181, 03-21180, 03-21179 and 03-21178. C. Teeple Hill with Shupe Surveying Co. PC, agent for Richard McKinna Investments LLC, applicant and owner.

Mr. Teeple Hill was present for discussion.

According to the staff's report, this is a request to rezone property from General Residential to Forest Agriculture for the purpose of constructing single-family homes or to locate mobile homes on property that is currently undeveloped.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for rezoning.

1. 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 use is suitable in view of the use and development of adjacent and nearby property. The subject property is surrounded by FA and MH districts.

2. 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.

3. 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.

4. 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.

5. 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 this property as Medium Density Residential. The proposed use of this property for single family or mobile home is less dense, however down-zoning this subdivision will preserve the rural nature of the access roads and the surrounding properties.

6. 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 are no other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Ms. Dagenhart stated that staff believes that this application is complete and contains all information required by the Glynn County Zoning Ordinance; therefore, staff's recommendation is for approval of **ZM3318**.

During a brief presentation, Mr. Teeple Hill pointed out that the six lots will be served by a community well and individual septic tanks. On behalf of the applicant, he is soliciting approval of this rezoning request.

There was no one present to speak in favor of or against this request, and at the end of discussion, a motion was made by Mr. Tim Murphy, seconded by Mr. Tom Boland and unanimously adopted to recommend approval of application **ZM3318**.

ZM3340 - 1155 Lake Drive: Consider a request to rezone one (1) parcel from R-20 One-Family Residential to M-20 One-Family Residential in order to bring the lot into compliance with the current and historic use of the property. The parcel is approximately .73 acres and is located on the west side of Lake Drive directly across from Speedy Lane. Parcel ID: 03-04770. Linda Willis, applicant and owner.

Ms. Linda Willis was present for discussion.

According to the staff's report, the applicant is proposing to rezone the property to legally allow a mobile home to be placed on the property. In 1970 this property was rezoned from R-9 to TR-20 (Temporary Residential) for the location of a mobile home. In January of 1973 all TR zonings expired and the subject property was rezoned to R-20. A mobile home has been on this property since 1970.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for rezoning:

1. 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 use is suitable in view of the use and development of adjacent and nearby property. The subject property is surrounded by both stick-built and mobile homes.

2. 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.

3. 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.

4. 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.

5. 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 this property as Industrial (IND).

6. 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 are no other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Ms. Dagenhart stated that staff believes that this application is complete and contains all information required by the Glynn County Zoning Ordinance; therefore, staff's recommendation is for approval of **ZM3340**.

During a brief presentation, Ms. Linda Willis explained that there has never been a house on this particular property and she is requesting the zoning change in order to place another mobile home on the property.

There was no one present to speak in favor of or against this request, and at the end of discussion, a motion was made by Mr. Tom Boland, seconded by Mr. Jeff Homans and unanimously adopted to recommend approval of **ZM3340**.

There being no further business to discuss, the meeting was adjourned at 6:25 p.m.