

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**FEBRUARY 7, 2017 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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MEMBERS PRESENT: Gary Nevill, Chairman  
Bill Edgy  
Larissa Harris  
Mary Hunt  
Gene Lee  
Tim Murphy

ABSENT: John Williams, Vice Chairman

STAFF PRESENT: Pam Thompson, Community Development Director  
Denise Grabowski, Planning & Zoning Consultant  
Cayce Dagenhart, Planner II  
Janet Loving, Admin/Recording Secretary

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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. Afterward, Chairman Nevill introduced and welcomed Mr. Bill Edgy and Mr. Gene Lee as the new members appointed to serve on the Glynn County Mainland Planning Commission.

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Election of 2017 MPC Officers

A motion was made by Mr. Tim Murphy to retain Mr. Gary Nevill as Chairman, Mr. John Williams as Vice Chairman and Ms. Janet Loving as Recording Secretary of the Glynn County Mainland Planning Commission for 2017. The motion was seconded by Ms. Mary Hunt unanimously adopted.

MINUTES

**January 3, 2017 - Regular Meeting**

Upon a motion made by Ms. Mary Hunt and seconded by Mr. Gene Lee, the Minutes of the **January 3<sup>rd</sup> Regular Meeting** were approved and unanimously adopted.

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Endorsement of Deadline Calendar

Upon a motion made by Mr. Gene Lee and seconded by Mr. Tim Murphy, the 2017 Meeting Deadline Calendar for the Mainland Planning Commission was approved and unanimously adopted.

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**ZM3333 175 Tison Drive:** Consider a request to rezone one 1.65 acre parcel at 175 Tison Drive from Local Commercial (LC) to R-20 One Family Residential. The purpose of the request is to allow the construction of a one family home. 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. *(This item was deferred from December 6, 2016 and January 2, 2017 MPC Meetings due to the applicant/agent not being present.)*

Mr. Allan Cox was present for discussion.

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

This proposed request is to rezone the property to one which allows one-family homes. 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 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 single family homes on three sides, and an 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 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. Grabowski stated that staff believes that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance. Therefore, staff's recommendation is for approval of application **ZM3333**.

Mr. Allan Cox gave a brief presentation and a general discussion followed. 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 Ms. Mary Hunt, seconded by Mr. Tim Murphy and unanimously adopted to recommend approval of **ZM3333**.

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**ZM3414 Wishlist Farm:** consider a request to rezone a 10.23 acre parcel from Planned Development to Forest Agriculture. The parcel is on the southern side of Green Swamp Road, approximately 1,273 ft. from Golden Isles Parkway. Parcel ID: 03-26999 (formerly 03-19223 & 03-19479). JoAnne Sims with Wishlist Farm LLC, applicant and owner.

Ms. JoAnne Sims was present for discussion.

According to the staff's report, the applicant rezoned the adjacent property in August of 2015 in order to build an equestrian farm with associated buildings. The subject property has been purchased by the applicant who is now requesting the rezoning to be able to expand her farm. This property is located in the northern portion of the county, north of Highway 99. The area is predominantly rural in nature, with surrounding areas including silviculture and low-density residential development.

**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 entire area is either farm land or undeveloped. Creating a 10 acre pasture is in keeping with the use and development of adjacent property.**

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

**Staff comment: The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.**

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

**Staff comment: The subject property does have a reasonable economic use as 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 the increase of residential dwellings in the area and therefore will have no impact on 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 zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan by remaining undeveloped.**

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. Grabowski stated that staff has determined that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance. Therefore, staff's recommendation is for approval of application **ZM3414**.

Ms. JoAnne Sims gave a brief presentation and a general discussion followed. 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 Ms. Mary Hunt, seconded by Mr. Gene Lee and unanimously adopted to recommend approval of application **ZM3414**.

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**SP3409 The Enclave at Gateway Center:** Consider a request for site plan approval for the Enclave at Gateway Center. The proposed site plan shows the development of Parcel B which is approximately 11 acres and located in the Enclave at Gateway Center Planned Development. This portion of the development has 96 dwelling units divided into four buildings. The site plan also shows a clubhouse and pool for the complex amenities. Parcel ID: 03-12106. Chris Amos with CSEC, Inc. agent and applicant for Enclave Capital, LLC, owners.

Mr. Chris Amos was present for discussion.

According to the staff's report, amendments to the PD Text for this property received a recommendation for approval at the January 3, 2017 MPC Meeting. The zoning amendment will be presented to the Board of Commissioners on February 16, 2017.

Section 619.7 of the Glynn County Zoning Ordinance allows for the site plan review to proceed concurrent with the rezoning request; however, no site plan filed in conjunction with an application for rezoning shall be deemed approved prior to final action by the Board of Commissioners.

The property is currently undeveloped and is located on Glynco Parkway, approximately ½ mile east of Golden Isles Parkway. Notting Hill Subdivision is located across Glynco Parkway from the subject property. The proposed entrance to the apartment complex will align with Charring Cross Road.

The staff's report also included required standards and criteria of Section 619.4 (a) along with staff's comments (all of which are contained in application file *SP3409*).

Ms. Grabowski stated that staff has reviewed this site plan application and determined that it satisfactorily complies with all applicable codes and ordinances, therefore, staff's recommendation is for approval.

During a brief presentation, Mr. Chris Amos addressed the traffic study issue and pointed out that the following statement was included on the site plan for additional clarification: "The intersection of Enclave Drive and Glynco Parkway will be redesigned as necessary after the completion of a traffic study to determine the need for right-turn and left-turn storage lanes. If these storage lanes are required, they will be constructed at the developer's expense."

At the end of discussion, a motion was made by Mr. Gene Lee to approve application *SP3409*. The motion was seconded by Ms. Larissa Harris. Voting Aye: Ms. Larissa Harris, Ms. Mary Hunt, Mr. Gene Lee, Mr. Tim Murphy and Mr. Gary Nevill. Abstained From Voting: Mr. Bill Edgy.

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