

# MINUTES

## MAINLAND PLANNING COMMISSION

**JULY 18, 2017 - 6:00 P.M.**

**Historic Courthouse, 701 G Street**

-----

MEMBERS PRESENT: Gary Nevill, Chairman  
John Williams, Vice Chairman  
Larissa Harris  
Gene Lee  
Tim Murphy

ABSENT: Bill Edgy  
Mary Hunt

STAFF PRESENT: Pam Thompson, Community Development Director  
Janet Loving, Admin/Recording Secretary

ALSO PRESENT: Alan Ours, County Manager

-----

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

-----

### MINUTES

#### **June 6, 2017 - Regular Meeting**

Upon a motion made by Mr. John Williams and seconded by Mr. Gene Lee, the Minutes of the **June 6<sup>th</sup> Regular Meeting** were approved and unanimously adopted.

-----

**ZM3491 The Peninsula at Golden Isles:** Consider a request to amend portions of the existing Planned Development text to change the name of the developed subdivision; modify provisions for wastewater treatment; add Sporting Club as an allowed use, and amend the Zoning Master Plan and Development Schedule to reflect conservation easements placed on the property and reduce the number of permitted development units. Multiple parcel ID numbers. James A. Bishop, agent, for multiple property owners.

Mr. James Bishop was present for discussion.

The applicant provided a detailed overview of the history and ownership of this property. A current amendment to the PD Text was also provided. The following is an abbreviated synopsis in accordance with the applicant:

This Planned Development (approximately 3,343.8 acres) was approved with conditions in 2007. The original owner/developer of The Peninsula at Golden Isles Subdivision, Phase I was Spring Tide Communities, LLC. The development consisted of approximately 368.947 acres. Yankee Landing, LLC was owner/developer of the balance of the undeveloped land consisting of approximately 2,979.85 acres. (The remainder of this report is contained in application file **ZM3491**.)

**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 Comments: The proposed change in use is minor and will permit a use that is suitable for the area.**
- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.  
**Staff Comments: 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 Comments: Yes, the property has 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 Comments: The existing Planned Development Text includes provisions and requirements for the developer to coordinate with Glynn County regarding potential impacts to streets, utilities, and schools.**

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

**Staff Comments: Yes, the zoning proposal conforms to Low Density Residential and Village Center as identified on the Future Land Use Map.**

- 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 Comments: The voluntary placement of the conservation easements supports the change of the number of units within the Planned Development.**

Ms. Thompson reported 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.

During a brief presentation, Mr. Jim Bishop, attorney for the applicant, introduced the following people currently affiliated with this request: Mr. Pete Bailey, local owner; Mr. Teeple Hill, Shupe Surveying Company; Mr. Charles Ezelle, Thomas & Hutton Engineers; and Ms. Marty Crabtree, Paralegal with the Bishop Law Firm.

Following discussion, Chairman Nevill opened the floor for public comments. Mr. Julian Smith was present to speak in opposition to this request. There being no other comments, the public hearing was closed. A motion was then made by Mr. Tim Murphy to recommend approval of application **ZM3491**. The motion was seconded by Ms. Larissa Harris. Voting Aye: Ms. Larissa Harris, Mr. Gene Lee, Mr. Tim Murphy, and Mr. John Williams. Abstained From Voting: Mr. Gary Nevill.

-----

**SP3544 Racetrac:** Consider site plan approval for remodel of an existing gas station to include a new exterior façade, additional parking, additional stormwater detention capacity, and reconfiguration of the entry driveways. Located on Highway 341 near I-95, 5052 New Jesup Highway. Parcel ID 03-03670, 03-16486, 03-09683. Trevor Peters, Thomas & Hutton, agent for Racetrac Petroleum Inc., applicant and owner.

Mr. Trevor Peters was present for discussion.

According to the staff's report, this project consists of three parcels which are all owned by Racetrac Petroleum, Inc. or a subsidiary of Racetrac Petroleum, Inc. The property is zoned Freeway Commercial (FC) and is currently being used as a gas station, which is also the proposed use. *(Note: Criteria and standards in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, were included in the staff's report and are contained in the application file. Additionally, due to the amount of information included on this site plan, an*

*informational plan of the proposed conditions marked “For Information Only” was included with the staff’s report.)*

Ms. Thompson stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Therefore, staff’s recommendation is for approval of application **SP3544**.

Mr. Adam Caracci, Project Manager with Racetrac Petroleum, Inc., gave an extensive presentation and a general discussion followed. There were no public comments and at the end of discussion, a motion was made by Mr. Gene Lee to approve application **SP3544** as presented. The motion was seconded by Mr. John Williams. Voting Aye: Ms. Larissa Harris, Mr. Gene Lee, Mr. Tim Murphy, and Mr. John Williams. Abstained From Voting: Mr. Gary Nevill.

-----

There being no further business to discuss, the meeting was adjourned at 6:35 p.m.