

# MINUTES

## MAINLAND PLANNING COMMISSION JANUARY 16, 2018 - 6:00 P.M. Historic Courthouse, 701 G Street

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

**STAFF PRESENT:** Pamela Thompson, Community Development Director  
Stefanie Leif, Planning Manager  
Janet Loving, Admin/Recording Secretary

**ALSO PRESENT:** Alan Ours, County Manager

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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 and meeting procedures.

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### MINUTES

#### November 21, 2017 - Regular Meeting

Upon a motion made by Mr. Tim Murphy and seconded by Ms. Mary Hunt, the Minutes of the *November 21<sup>st</sup> Regular Meeting* were approved and unanimously adopted.

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#### Election of Officers

- a) Chairman
- b) Vice Chairman
- c) Recording Secretary

The Nominating Committee selected Mr. Gary Nevill as Chairman, Mr. Tim Murphy as Vice Chairman, and Ms. Janet Loving as Recording Secretary of the Mainland Planning Commission for 2018. There being no other nominations, a motion was made by Mr. Bill

Edgy, seconded by Ms. Mary Hunt and unanimously adopted nominating **Mr. Gary Nevill** to serve as **Chairman** and **Mr. Tim Murphy** to serve as **Vice Chairman** of the Mainland Planning Commission for 2018. A motion was also unanimously adopted nominating **Ms. Janet Loving** to serve as **Recording Secretary** of the Mainland Planning Commission for 2018.

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At this time, Ms. Stefanie Leif introduced herself to the members as the new Planning Manager of the Glynn County Planning & Zoning Division, and she stated that she is looking forward to working with everyone.

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**ZM3669 - 3590 US Highway 17:** Consider rezoning approximately 8 acres at 3590 US Highway 17 (Parcel ID# 03-11562) from Limited Industrial (LI) and Forest Agricultural (FA) zoning to Highway Commercial (HC) zoning. Tidewater Engineering, Inc., agent for Mario Garcia, owner and applicant.

Mr. Pete Schoenauer was present for discussion. Mr. & Mrs. Garcia were also present to answer questions.

According to the staff's report, which was presented by Ms. Stefanie Leif, the applicant is interested in building a recreational vehicle park on the property; however, RV parks are currently not allowed in the FA and LI zones. RV parks are conditional uses in the HC zone. A conditional use permit (**CUP3670**) for the RV park is being considered concurrently.

At the time of this report, staff received one phone call from a property owner in the adjacent residential area. The resident expressed concerns about traffic on Hwy 17 and the intersection of Hwy 17 and South Port Parkway, as well as the density of the RV park, noise, and possibly a negative impact to the adjacent residential area.

Also included in this report were the factors to be considered in making a decision on a zoning request, along with staff's comments, in accordance with Section 1103 of the Glynn County Zoning Ordinance. (It was noted that item 5 of the staff's comments incorrectly suggested a density of 4 to 8 units. The correct amount is 4 to 10 units per acre.)

Ms. Leif stated that staff has determined that this application is complete and contains all of the information required by the Zoning Ordinance, and as such, staff's recommendation is for approval of application **ZM3669**.

Mr. Pete Schoenauer gave a brief presentation and a general discussion followed among the Planning Commission members. Afterward, the floor was opened for public comments. There was no one present to speak in favor of this request. When the floor was opened for opposition, Mr. Robert Burke, adjacent property owner, stated that he is not necessarily opposed but he does have concerns, which he stated includes increased traffic, wetlands and noise. Additionally, he stated that it doesn't seem practical to have an RV development in this particular area. Mr. Gene Lee also noted that there are already two RV parks in the area. Chairman Nevill pointed out that the wetlands have been delineated and a permit would be needed to fill any wetlands in the area. Mr. Schoenauer added that there is sufficient capacity for run-off.

Ms. Susan Altman, adjacent property owner, was present to speak in opposition to this request. Her main concern involved security and safety for the children in the area. She also wanted to know if a traffic study had been done. Chairman Nevill explained that a traffic study, if required, would be done during the engineering phase of the conditional use permit.

There being no further comments, the public hearing was closed and discussion continued among the Planning Commission members. Afterward, a motion was made by Ms. Mary Hunt to recommend denial of application **ZM3669**. The motion was seconded by Mr. Gene Lee. Voting Aye: Ms. Mary Hunt and Mr. Gene Lee. Voting Nay: Mr. Bill Edgy, Ms. Larissa Harris, Mr. Tim Murphy, Mr. Gary Nevill and Mr. John Williams. The motion failed. A motion was then made by Mr. Bill Edgy to recommend approval of application **ZM3669** as presented. The motion was seconded by Mr. Tim Murphy. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Mr. Tim Murphy, Mr. Gary Nevill and Mr. John Williams. Voting Nay: Ms. Mary Hunt and Mr. Gene Lee. The motion carried for approval as presented.

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**CUP3670 - Southern Retreat RV Park:** Consider a conditional use permit application for a new recreational vehicle (RV) park and associated amenities on approximately 8 acres located at 3590 US Highway 17, pending approval of a change of zoning. Parcel ID 03-11562. Tidewater Engineering, Inc., agent for Mario Garcia, owner and applicant

Mr. Pete Schoenauer was present for discussion. Mr. & Mrs. Garcia were also on hand to answer questions.

According to the staff's report, the applicant is requesting a conditional use permit to allow a new recreational vehicle (RV) park in the Highway Commercial (HC) zoning district. RV parks are conditional uses in the HC zone but not allowed in the FA or LI zones. The applicant is proposing to create approximately 70 spaces for recreational vehicles, and he intends to develop a gazebo/community building and swimming pool as amenities for the RV park. Each space will have its own water and sewer hook-up.

At the time of this report, staff received one phone call from a property owner in the adjacent residential area. The resident expressed concerns about traffic on Highway 17 and the intersection of Hwy 17 and South Port Parkway, as well as the density of the RV park, noise, and possibly a negative impact to the adjacent residential area.

The future land use plan indicates that the subject property is designated as medium density residential. As a point of comparison, the Medium Residential zone allows 16 units per acre, and the proposed RV park would have 10 units per acre. Additionally, the subject property is just west of the regional center designation on the future land use map. The regional center surrounds the I-95 interchange at Exit 29.

Also included in this report were the factors to be considered in making a decision on a request for a conditional use permit, along with staff's comments; all of which are in accordance with Section 904.3 of the Glynn County Zoning Ordinance.

Ms. Stefanie Leif 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 **CUP3670** subject to the following conditions:

1. Conditional use permit is only valid if the subject property is rezoned to Highway Commercial in accordance with application **ZM3669**;
2. Site plan approval is required by the county prior to commencement of improvements to the site. A traffic study shall be submitted at the time of site plan approval; and
3. Prior to site plan approval a memorandum of understanding (MOU) between Joint Water and Sewer Commission and the developer shall be in place regarding sewer capacity.

Mr. Schoenauer gave a brief presentation and a general discussion followed. During which time, concerns were expressed about generators, noise, wetlands and the possibility of a fence. Mr. Schoenauer explained that the generators are self-contained and would not produce noise any louder than an AC unit. Also, the applicant has indicated that they would stay out of the wetlands as much as possible, and have no plans of filling the wetlands.

In addressing concerns about the fence, Mr. Garcia stated that they are proposing to have an 8 ft. fence along with bamboo wall plantings at least 24 to 30 ft. high, which he feels would be aesthetically pleasing for the area.

At this time, the floor was opened for public comments beginning with Mr. Robert Burke who is opposed to this request. He expressed concerns about encroaching into the wetlands and the strong possibility of having trespassers on his property.

There being no other comments, the public hearing was closed. During discussion among the Planning Commission members, Mr. Tim Murphy asked that the detailed site plan be brought back for the Planning Commission's review and approval. He also asked that the applicant provide a modified Type A buffer along the creek. Mr. Gene Lee stated that he would like for the applicant to provide security to protect adjacent properties.

At the end of discussion, a motion was made by Mr. Tim Murphy, seconded by Ms. Mary Hunt and unanimously adopted to recommend approval of application **CUP3670** with the following conditions:

1. Conditional use permit is only valid if the subject property is rezoned to Highway Commercial in accordance with application **ZM3669**;
2. Site plan approval is required by the county prior to commencement of improvements to the site. A traffic study shall be submitted at the time of site plan approval; and
3. Prior to site plan approval a memorandum of understanding (MOU) between Joint Water and Sewer Commission and the developer shall be in place regarding sewer capacity.
4. A limit of 70 recreational vehicle spaces;
5. Detailed final site plan to be brought back for the Planning Commission's review and approval.

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**SP3681 - iMint Media:** Consider site plan for a new commercial building at 590 Martin Palmer Drive. The property is 1.82 acres, zoned Planned Development (South Port PD). Parcel Number 03-12656.

Mr. Terry L. Thompson, Jr., owner and applicant, was present for discussion.

According to the staff's report, which was presented by Ms. Leif, the applicant is proposing a new 2,400 sq. ft. commercial building for office and studio space for a film production company. South Port is being developed under a Planned Development Zoning Text. An office building for professional and general purposes is an allowed use in the PD text.

This report also contained standards and criteria to be considered in making a decision on site plans, as well as staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance.

Ms. Leif stated that staff recommends approval of application **SP3681** as presented; however, prior to issuance of a building permit, details of the ADA ramp shall be submitted to the Fire Marshall for review and approval, also prior to issuance of a building permit, the site plan shall indicate how storm water will be managed – by onsite detention or by downstream improvements.

Mr. Terry L. Thompson gave a brief presentation and a general discussion followed. Afterward, a motion was made by Ms. Mary Hunt to approve application **SP3681** as presented; however, prior to issuance of a building permit, details of the ADA ramp shall be submitted to the Fire Marshall for review and approval, also prior to issuance of a building permit, the site plan shall indicate how storm water will be managed – by onsite detention or by downstream improvements. The motion was seconded by Mr. John Williams and unanimously adopted.

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**SP3684 - Hansen & Adkins Auto Transport:** Consider site plan for a new car carrier truck facility at 351 Martin Palmer Drive. The property is 19.9 acres, zoned Planned Development (South Port PD). Parcel Numbers 03-12686, 03-12687, 03-12688, 03-12689, 03-12695, 03-12696, 03-12697. Tidewater Engineering, Inc., agent for Hansen and Adkins Auto Transport, applicant, and 3611 Farquhar Investments, LLC, owner.

Mr. Pete Schoenauer was present for discussion.

According to the staff's report, which was presented by Ms. Leif, this proposed project consists of an automobile storage facility and truck terminal. Truck access will be provided from Martin Palmer Drive only. The project will be developed in three phases, as noted on the site plan:

- Phase I: Install moats, guard sheds, security fencing, and pavement
- Phase II: Construction of buildings and weigh station
- Phase III: Expansion of maintenance building

The project is currently located on seven parcels. The applicant is in the process of combining the parcels per county requirements. No building permits will be issued until a combination plat is provided to the county.

This report also contained standards and criteria to be considered in making a decision on site plans, as well as staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance.

Mr. Schoenauer gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. John Williams to approve application **SP3684** with the condition that the applicant is to provide improvements to Martin Palmer Drive as

required by Glynn County. The motion was seconded by Ms. Mary Hunt. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Ms. Mary Hunt, Mr. Gene Lee, Mr. Tim Murphy and Mr. John Williams. Abstained From Voting: Mr. Gary Nevill.

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In other business, Ms. Pamela Thompson reminded the Planning Commission members of the upcoming Planning & Zoning Training, sponsored by University of Georgia Carl Vinson Institute of Government and scheduled for Saturday, February 17<sup>th</sup> from 9am to 4pm at Coastal Pines Technical College, 3700 Glyngo Parkway, Brunswick, Georgia.

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There being no further business to discuss, the meeting was adjourned at 7:50 pm.