

# MINUTES

MAINLAND PLANNING COMMISSION  
MARCH 20, 2018 - 6:00 P.M.  
Historic Courthouse, 701 G Street

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

**ABSENT:** Mary Hunt

**STAFF PRESENT:** Stefanie Leif, Planning Manager  
Denise Grabowski, Planning Consultant  
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.

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## MINUTES

### January 16, 2018 - Regular Meeting

Upon a motion made by Ms. Larissa Harris and seconded by Mr. John Williams, the Minutes of the *January 16<sup>th</sup> Regular Meeting* were approved and unanimously adopted.

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At this time, Chairman Nevill gave a brief recap of the rules and meeting procedures.

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**ZM3685 - 172 Dees Drive:** Consider rezoning approximately 1.70 acres located at 172 Dees Drive from R-9 One-Family Residential to Mh-9 One Family Residential in order to allow a mobile home. Parcel ID Number: 03-04758. Juan Jose Cruz, owner and applicant.

Mr. Juan Cruz was present for discussion.

According to the staff's report, which was presented by Ms. Stefanie Leif, the applicant is interested in rezoning the property from R-9 One-Family Residential to Mh-9 One-Family Residential. The zoning districts are similar in uses and density with the exception that Mh-9 allows mobile homes. The property is currently undeveloped, and the applicant would like to place a mobile home on the property.

At the time of this report, staff received two letters from adjacent neighbors opposing this request due to spot zoning. These letters are contained in the application file. The staff's report also includes 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. Ms. Leif stated that staff recommends denial of application **ZM3685**.

During a brief presentation, Mr. Juan Cruz explained that he would like to purchase the property and put a mobile home on it to get some use out of the property. He stated that his father has paid taxes on this property every year. He also clarified that he intends to place a double-wide mobile home on the property for primary use (not rental).

At this time, Chairman Nevill opened the floor for public comments. There was no one present to speak in favor of this request; however, the following residents were present to speak in opposition: Ms. Judy Perry, Mr. Tim Harper, Mr. Vernon Crews and Mr. Mark Shore. Those speaking in opposition were concerned about the decline in their property value; also, approval would open the door for more mobile homes to be placed in an established residential area of traditional homes. There being no other comments, the public hearing was closed.

The Planning Commission members concluded that preserving an established neighborhood of single-family residential homes is paramount. Thereupon, a motion was made by Mr. Gene Lee, seconded by Mr. Bill Edgy and unanimously adopted to recommend denial of application **ZM3685**.

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**ZM3691 - Golden Isles Gateway Tract R-9:** Consider rezoning approximately 233 acres located at 1001 Plantation Isles Boulevard from Planned Development (PD) to Forest

Agricultural (FA). Parcel ID Numbers: 03-22251 and 03-27090. Keith Ross, Coastal R&R, Inc. and Ridge Enterprises, Inc., owner and applicant.

Mr. Keith Ross was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Leif. This report also contained 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. Ms. Leif stated that staff has determined that this application is complete and contains all of the information required by the Ordinance and as such, staff's recommendation is for approval of application **ZM3691**.

During a brief presentation, Mr. Keith Ross outlined background information and his intent, including the proposed mining uses on the property. Afterward, Chairman Nevill opened the floor for public comments. There was no one present to speak in favor of this request. However, Mr. and Mrs. Julian Smith were present to oppose. There being no other comments, the public hearing was closed.

Following a brief rebuttal from Mr. Ross, a motion was made by Mr. Tim Murphy to recommend approval of this request. The motion was seconded by Mr. John Williams. Discussion continued, during which time Mr. Gene Lee expressed concerns about the proposed mining operation being close to residential property, as well as the potential for an increase in traffic. At the end of discussion, the following vote was taken on the motion for approval: Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Mr. Tim Murphy and Mr. John Williams. Voting Nay: Mr. Gene Lee. Abstained From Voting: Mr. Gary Nevill. The motion carried for approval.

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**ZM3715 - 136 Glyndale Drive:** Consider rezoning approximately 2.96 acres located at 136 Glyndale Drive from R-9 One-Family Residential to MR Medium Residential. Parcel ID Number: 03-03659. Jonathan Roberts, PE, Roberts Civil Engineering P.C., authorized agent for Clint Miller, owner and applicant.

Mr. Clint Miller, applicant and general contractor, was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Leif. This report also contained 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. Ms. Leif stated that staff has determined that this application is complete and contains all of the information required by the Ordinance, and as such, staff's recommendation is for approval of application **ZM3715** as presented.

During a brief presentation, Mr. Clint Miller explained that he would like to construct 24 units on the property, consisting of 12 separate buildings with 2 units within

each building. When asked if he would be willing to stipulate that there would be no more than 24 units on the property, Mr. Miller replied yes; he has no intention of having any more than 24 units constructed on the property.

At this time, the floor was opened for public comments. There was no one present to speak in favor of this request; however, Mr. Julian Smith was present to oppose due to spot zoning. There being no other comments, the public hearing was closed and a motion was made by Mr. Gene Lee to recommend approval of application **ZM3715** as submitted. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

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**TA3708 - Article VIII, Section 810.3:** An amendment to Article VIII, Section 810.3 of the Glynn County Zoning Ordinance to create regulations for canopy signs and wall signs in the Freeway Commercial Zoning District; and for other purposes.

A report from staff, including an explanation of changes with current and proposed revisions were all outlined and presented in detail by Ms. Denise Grabowski, Planning & Zoning Consultant. This report was also contained in the packages for the Planning Commission's consideration.

Following review, a motion was made by Ms. Larissa Harris to recommend approval of **TA3708, Article VIII, Section 810.3** of the Glynn County Zoning Ordinance. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

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**SP3682 - Enclave at Gateway Center, Phase II:** Consider site plan approval for the second phase of Enclave at Gateway Center. The proposed site plan includes 13 apartment buildings, a clubhouse with amenities, and six garage buildings on 28.45 acres located at 1500 Glynco Parkway. Parcel ID Number: 03-14371. Chris Amos, CSEC, Inc., agent for Corn House Creek Holdings, LLC, owner; Enclave Capital LLC, applicant.

Mr. Chris Amos was present for discussion.

In presenting the staff's report, Ms. Grabowski explained that this proposed development is the second phase of Enclave at Gateway Center. Phase I, which was approved in 2017, has 96 units and Phase II has 300 units, for a total of 396 multi-family units at buildout. This phase will be located on parcel B as identified in the planned development which has a maximum allowed density of 10.62 units/acre. The proposed plan has a density of 10.54 units/acre. Phase 2A of the development includes four buildings; the balance of the development is included in Phase 2B.

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

Ms. Grabowski stated that staff recommends approval of application **SP3682** as presented.

Mr. Chris Amos gave a brief presentation and general discussion followed. Afterward, a motion was made by Mr. Bill Edgy to approve application **SP3682** as presented. The motion was seconded by Mr. Gene Lee and unanimously adopted.

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**SP3688 - Diversified Fabricators:** Consider site plan approval for the expansion of the existing business to include the construction of new pre-engineered metal buildings, drainage improvements, driveways and parking. The property is 5.26 acres located at 201 Glyndale Drive. Parcel ID Number: 03-13222. Kip Goodbread, EMC Engineering, agent for Josh Kirkland, owner and applicant.

Mr. Goodbread was present for discussion.

In presenting the staff's report, Ms. Grabowski explained that this proposed site plan is for the expansion of Diversified Fabricators & Erectors and will include the construction of new pre-engineered metal buildings, drainage improvements, driveways and parking. Improvements will be performed in three phases of expansions. No new connections to water and/or sewer are proposed for the expansions.

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

Ms. Grabowski stated that staff recommends approval of application **SP3688** with the condition that a modified buffer be installed with the required hedge adjacent to the parking area along Glyndale Drive and the balance of the buffer requirement (large and small deciduous trees) shall be located to the sides of each driveway.

At the end of a brief discussion, a motion was made by Mr. Tim Murphy to approve application **SP3688** with the condition that a modified buffer be installed with the required

hedge adjacent to the parking area along Glyndale Drive and the balance of the buffer requirement (large and small deciduous trees) shall be located to the sides of each driveway; also require a hedge in and around each side of the driveway. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

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**SP3713 - One Stop #43:** Consider site plan approval for the addition of gasoline pumps and canopy to an existing convenience store located on .86 acres at 3915 Darien Highway. Parcel ID: 03-02196. Sujal Patel, owner and applicant.

Sujal Patel was present for discussion.

According to the staff's report, this property was previously used for a gas station/convenience store. Old tanks, pumps, and canopy are reported to have been removed several years ago. The proposed property use is a gas station/convenience store. The owner/developer plans to install 2 new tanks, 2 gas pumps, and a canopy. To install the tanks, approximately 2,000 sq. ft. of pavement will be removed and replaced. There are no proposed changes to the building footprint.

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

Ms. Grabowski stated that staff recommends approval of application **SP3713** as presented.

Following review, a motion was made by Mr. Gene Lee, seconded by Ms. Larissa Harris and unanimously adopted to approve application **SP3713** as presented.

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**SP3718 - Harris Ace Hardware:** Consider site plan approval for the construction of a hardware store and associated infrastructure, located on 4.67 acres at 2195 Perry Lane

Road. Parcel ID: 03-21108. Colby Harris, The Harris Group Investments, LLC, owner and applicant.

Mr. Adam Wilkinson was present for discussion.

A detailed report from staff was included in the packages for the Planning Commission's review and was presented by Ms. Grabowski. This report also contained standards and criteria to be considered in making a decision on site plans, along with staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance.

Ms. Grabowski stated that staff recommends approval of application **SP3718** as presented with a modification that a Type D buffer be placed around the dumpster.

Following review, a motion was made by Mr. John Williams, seconded by Mr. Bill Edgy and unanimously adopted to approve application **SP3718** as presented with a modification that a Type D buffer be placed around the dumpster and no tall deciduous trees.

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**SP3729 - RaceTrac Petroleum, Inc.:** Consider site plan approval for the renovation of the current RaceWay convenience store and gas station, including modifications to ingress/egress, parking, and stormwater management. The project is located on 1.69 acres at 5052 New Jesup Highway. Parcel IDs 03-03670, 03-16486, 03-09683. RaceTrac Petroleum, Inc., owner and applicant.

Ms. Stephanie Koshy was present for discussion. Mr. Trevor Peters with Thomas & Hutten Engineers was also on hand to answer questions.

A detailed report from staff was included in the packages for the Planning Commission's review and was presented by Ms. Stefanie Leif. This report also contained standards and criteria to be considered in making a decision on site plans, along with staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance. Additionally, Ms. Leif noted that the applicant received a variance from the Zoning Board of Appeals on March 15, 2018 to allow encroachments into the required rear yard setbacks for a new freezer for the RaceWay Convenience Store.

Ms. Leif stated that staff recommends approval of application **SP3729** as presented including the buffer variance, provided that a landscaped area of comparable size will be located elsewhere on the property.

Ms. Stephanie Koshy gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. John Williams, seconded by Mr. Gene Lee and unanimously adopted to approve application **SP3729** as presented including the buffer

variance, provided that a landscaped area of comparable size will be located elsewhere on the property.

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There being no further business to discuss, the meeting was adjourned at 7:40 pm.