

MINUTES

MAINLAND PLANNING COMMISSION

SEPTEMBER 9, 2008 - 9:00 A.M.

Harold Pate Building, 1725 Reynolds Street, Bwk, GA

MEMBERS PRESENT: Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Jason Counts
Eric Croft
Buddy Hutchinson
Wayne Stewart

ABSENT: Buck Crosby

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Kristina Wright, Planner I
Janet Loving, Admin/Recording Secretary

ALSO PRESENT: Charles Stewart, County Administrator
Commissioner Uli Keller, BOC Vice Chairman
Commissioner Cap Fendig, BOC
Commissioner Howard Lynn, BOC

Chairman Gary Nevill called the meeting to order at 9:00 a.m.

A motion was made by Mr. Wayne Stewart, seconded by Mr. Bill Brunson and unanimously adopted to change the order of the agenda to allow discussion of *SP1323* and *SP1325* at this time, with the items being read into the record by Chairman Nevill as follows:

SP1323 Goodbread Road Administrative Complex

Consider a request for approval of a site plan for 51,500 sq. ft. on property consisting of an 8.401 acre tract (Tract B), a portion of the total 12.393 acre parcel. The property is located on the western side of Golden Isles Parkway (Spur 25), north of Scranton Road, east of Terry Drive and to the south of South Goodbread Road. Access will be provided from Center Drive. The property is in the process of being rezoned from Highway Commercial to Planned Development subject to the approval of ZM1322. Parcel ID: 03-03993. Gateway Behavioral Health Services, applicant.

SP1325 Goodbread Road Residential Complex

Consider a request for approval of a site plan for a residential complex with a total area of 23,600 sq. ft. and with a total building footprint of 20,474 sq. ft. on property consisting of a 3.992 acre tract (Tract A), a portion of the total 12.393 acre parcel. The property is located on the western side of Golden Isles Parkway (Spur 25), north of Scranton Road, east of Terry Drive and to the south of South Goodbread Road. Access will be provided from Center Drive. The property is in the process of being rezoned from Highway Commercial to Planned Development subject to the approval of ZM1322. Parcel ID: 03-03993. Gateway Behavioral Health Services, applicant.

Chairman Nevill explained that the rezoning for this property (*ZM1322*) has been forwarded to the Board of Commissioners with a recommendation for approval. Discussion of the site plan continues at this time with the main issues of concern being the proposed fence, buffers and drainage.

In presenting the staff’s report, Ms. Kristina Wright explained that the proposed site plan layout indicate that Parcel A will serve as a residential complex while Parcel B will serve as the administrative complex of this 12.393 acre site, situated just off of Golden Isles Parkway (Spur 25) and accessed via Center Drive.

According to the Institute of Transportation Engineers (ITE) Manual, the rates used in the determination of average daily trips for the following uses are:

- Clinic:** *31.5 trips per 1,000 square feet (5 peak hour trips)*
- Pharmacy:** *90 per 1,000 square feet*
- Care facility housing:** *2 trips per dwelling unit*
- General office building:** *11 trips per 1,000 square feet*

The applicant has indicated that the use of vans is integral to their operational procedures and, as a result, will significantly limit the amount of traffic.

The site will be served by public water and sewer and is found to be compliant with the understanding that water and sewer demands for this project will be provided for the determination of available capacity.

The Fire and Police Departments have both approved this request as submitted.

The residential portion of this site will feature 24 family units and has allowed flexibility for the possibility of adding an additional 8 units in the future. As a result, the maximum proposed density will be 8 du/ac (32 units maximum / 3.992 acres \approx 8 du/ac), which is less than the 10 du/ac maximum outlined by the Planned Development Text.

In conclusion, the proposal represents a mixture of residential facilities, a treatment clinic and an administrative complex that will serve to transition the development between the surrounding commercial and residential areas. Staff's recommendation is for approval of *SP1323* (Administrative Complex) and *SP1325* (Residential Complex) subject to approval of *ZM1322* (Rezoning) and all other requirements.

Ms. Barbara Myers, Administrative Director for Gateway Behavioral Health Services, gave a brief overview of the proposal. She stated that the site plan has been distributed and reviewed by the neighbors and she feels that most of the concerns have been addressed with the exception of the location of the fence, access and drainage. She presented a color rendering of the site plan depicting what the proposed fence would look like, as well as the position of the buildings on the property.

Ms. Myers stated that they had proposed to fence off the Terry Road side and seal off the Goodbread Road access, which would prohibit any access along the dirt road. The proposed storage facility would also be fenced, as well as the backyard areas of the adjacent properties, which means that all three sides would essentially be fenced off. She stated that they are proposing a 6 ft. 10 in. solid stucco column fence to be located on the inside of the 30 ft. ditch and outside of the 50 ft. buffer. The buffer would be on the interior of the property.

Mr. Wayne Stewart expressed concerns about protection of the property along the back side of Bel Air Circle. Chairman Nevill asked if Gateway were depending on the 50 ft. vegetative buffer along Bel Air Circle to accomplish this. Ms. Myers replied yes, in addition to the trees and plantings. She stated that once Goodbread Road is sealed off, it would prevent anyone from going down the road with dirt bikes and eliminate the problem of having trash dumped along the road. Mr. Stewart stated that the 50 ft. buffer is very nice but he doesn't think that it would accomplish what the neighbors need as far as deterring intruders. He stated that the county requires some separation, i.e., fencing, as protection between this type of facility and residential areas as with any other development. Other members of the Planning Commission agreed, stating that they thought there would be a fence to protect the residents along Bel Air Circle. Mr. Jason Counts pointed out that the fence that Gateway is proposing is very elaborate; however, there are other types of fences and materials less expensive and easily maintained that would be just as affective especially if cost is a factor in this case.

At this time, Commissioner Cap Fendig presented a diagram illustrating the boundaries for the Gateway property, the adjacent properties and the roads. He also touched on what he and others in the community envisioned for the proposed project. He then gave a brief overview of the original plans, which he stated contained a massive

size and scope of development including a juvenile detention facility, drug court and other uses, all of which have been withdrawn from the plan. Additionally, Gateway has scaled back the amount of residential units from 50 to 24 and has designated these units for women and children only. Commissioner Fendig stated that during the course of this project, several meetings were conducted and individual committees were formed in an effort to come to an agreeable plan for Gateway, the residents in the area and for the betterment of all of Glynn County.

Ms. Myers stated that they are willing to change the design of the fence and put in a vinyl coated, chain linked fence the length of Goodbread Road if this would appease everyone. She stated that their only concern is having access to maintain the buffer, but they are open to suggestions or recommendations.

Commissioner Howard Lynn gave his thoughts on the location of the fence and the possibility of closing Goodbread Road. He stated that if the fence is put inside the 50 ft. buffer it becomes problematic for Gateway to maintain. He pointed out that the county does have an abandonment process. If this were to happen, a portion would go to the neighbors and the other half would be part of the Gateway property. There is also the idea of obtaining an easement from each of the property owners. Commissioner Lynn stated that in every avenue of development there is opposition, but development will happen whether we like it or dislike it. "It's just a matter of doing what we can as a community to make things better for each of us."

Elaine and Robert Kanaley of 135 Bel Air Circle agreed that a fence is necessary to prevent unwanted trespassers from getting in their yard. A resident of 135 Michael Drive, along with Mr. Windell Branch of 131 Bel Air Circle and other residents all agreed that a fence would help to deter intruders and provide a little more security for their neighborhood.

At this time, questions were raised by Mrs. Brockinton of 118 Bel Air Circle about stormwater drainage and flooding in the neighborhood. Chairman Nevill stated that Gateway has identified at least five areas for detention. He also stated that Glynn County has a Stormwater Management Ordinance with very restrictive guidelines that the applicant would have to adhere to. Mr. Paul Andrews, Assistant County Engineer, expounded on the ordinance guidelines and stated that although they have not received the engineering drawings, the county is aware of the drainage concerns. He pointed out that Gateway has already incorporated some areas to help accommodate drainage, which he stated will actually improve. Mr. Andrews stated that these issues will be dealt with in detail at the construction plan phase of the development, but they are looking to push as much water out of the system as possible away from the subdivision and out through a big ditch that's located in the area. He assured the residents that all efforts will be made to curtail any drainage problems in the Bel Air Subdivision.

There was continued discussion about the location of the fence, as well as the possibility of closing off the access except for emergency vehicles and for maintenance of the buffer. Afterward, a motion was made by Mr. Wayne Stewart to approve *SPI325* (Residential Complex) subject to approval of *ZMI322* and subject to meeting all requirements including an 8 ft. minimum cyclone/chain linked fence to be located within 10 to 15 ft. of the buffer down Goodbread Road and along Terry Drive. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted

A motion was made by Mr. Bill Brunson to approve *SPI323* (Administrative Complex) subject to approval of *ZMI322* and subject to meeting all requirements including an 8 ft. minimum cyclone/chain linked fence to be located within 10 to 15 ft. inside of the buffer all the way down Goodbread Road. The motion was seconded by Mr. Wayne Stewart and unanimously adopted

The Planning Commission took a 10 minute recess. The meeting resumed at 10:30 a.m.

SUP1284 (M) Philadelphia Church of Christ

Consider a request for a special use permit in an R-12, One Family Residential zoning district to allow a new church with associated access, buffers, parking and drive aisles, adjacent to an existing church. The property is located in the vicinity of Habersham Street and Community Road at 121 and 125 Cahoon Street. The property consists of two parcels totaling 0.96 acres utilizing septic sewerage and public water. Parcel IDs: 03-04882 and 03-04883. Ray Richard/Golden Isles Engineering, agent for Marvin Pierce / Philadelphia Church of Christ, owner.

Mr. Ray Richard was present for discussion.

The following report was included in the packages for review and was presented by Mrs. Iris Scheff:

The special use request with accompanying site plan was submitted prior to July 17, 2008, adoption date of the new buffer ordinance. Staff notes that a buffer may be required by the Planning Commission.

The old ordinance required separation of all institutional, commercial and industrial uses, off-street loading and unloading areas or off-street parking areas from adjoining residential property by a continuous 3 ft. wide planted buffer strip or a solid brick, concrete block or stone wall or a uniformly painted board fence, each at least 6 ft. in height.

The newly adopted ordinance requires a Type “A” buffer 20 ft. in width with vegetation for a commercial type facility adjacent to residential property. A church facility is considered to be commercial due to its parking needs. Although not strictly legally required by the new ordinance due to time of application submittal, it is nevertheless important for the applicant to observe buffer and landscaping requirements now in place.

Parking in surplus of the required parking is depicted. Staff noted both a buffer and more open space could be provided if the number of parking spaces were reduced, as well as the parking lot moved eastward. A portion of parking spaces could be set aside as grassed parking for overflow. If the grassed parking later proved to be a problem such as becoming eroded from frequency of use, paving could be a later solution.

Engineering staff requested that the handicapped parking requirement be addressed. Additionally, a comment regarding adjacent drainage problems and the need to realign the dumpster and provide paved access were addressed.

Engineering staff also pointed out a limit of two access points for the entire site, including the existing adjacent church. In response, the applicant condensed three driveways into two access points and is compliant with requirements.

There were no apparent issues regarding utilities to the site and the Fire Department found the proposed request to be compliant.

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:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Yes, this is a proposal to expand an existing church site to the adjacent property.

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

No; however, although not strictly legally required, it would be beneficial to all concerned to observe buffer and landscaping requirements now in place since the ordinance adoption date of July 17, 2008 for a Type “A” buffer.

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

Yes.

- 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.

No, because the increased size of the church site with a new building is to have increased parking space.

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

Yes, the Future Land Use Low Density Residential category contemplates church facilities to be allowed.

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval.

Yes, the site is adjacent to an existing church facility therefore the use is an existing one for the area.

Mrs. Scheff stated that staff recommends approval of *SUP1284 (M)* Philadelphia Church of Christ with the provision of handicapped access and parking, the parking lot moved eastward a minimum of 10 ft. away from adjacent residentially zoned property, and the provision of landscaping at property perimeters adjacent to residentially zoned property.

Chairman Nevill asked if the applicant agrees with these provisions. Mr. Richard replied yes.

It was noted that no one was present to oppose this request.

Following review, a motion was made by Mr. Jason Counts, seconded by Mr. Eric Croft and unanimously adopted to recommend that the Board of Commissioners approve *SUP2384 (M)* Philadelphia Church of Christ with the following design revisions:

1. Provide handicapped access and parking.
2. Move parking lot eastward a minimum of 10 ft. away from adjacent residentially zoned property.
3. Provide landscaping at property perimeters adjacent to residentially zoned property.

SP1303 Public Works Administrative & Maintenance Facilities

Consider approval of a site plan for a development consisting of a total of 4,144 sq. ft. on 1.01 acres of the total 15.86 acres. The property is located east of Southern Road and to the south of Community Road. The property is zoned R-6 Residential and General Industrial. Parcel IDs: 03-09198 and 03-09091. Stantec Consulting Services, agent for the City of Brunswick, owner/applicant.

Mr. Steven Belcher and Mr. Bill Weeks, Assistant City Manager, were present for discussion.

The following report was included in the packages for review and was presented by Ms. Kristina Wright:

This is a proposed development consisting of a total of 4,144 sq. ft. on 1.01 acres of the total 15.86 acres for the site construction of the public works administrative and maintenance facilities, to include grading, drainage, water and sanitary sewer provision. The water and sewer service will be provided across the western tract and will provide service for future development.

Engineering staff states that the drainage study should reflect the future imperviousness of the base material. If the site is not master planned, the site must be able to stand alone.

According to transportation staff, a signage and paving marking detail sheet is needed.

Utilities are approved as availability; however, the design engineer will need to meet with the Brunswick-Glynn Joint Water and Sewer Commission (JWSC) regarding the access to the sewer line. The Fire and Police Departments have approved the plans as submitted.

Ms. Wright stated that staff recommends approval of *SP1303* City of Brunswick Public Works Administrative and Maintenance Facilities, subject to meeting all requirements.

Chairman Nevill stated that there is a drainage issue associated with this property. Mr. Paul Andrews pointed out that the applicant has provided some drainage information to the County Engineer's office. Mr. Belcher confirmed that the hydrology report has been filed, along with the formal submission data pertaining to the build-out of the future phase.

Mr. Hainley wanted to know if the proposed drainage facility that is being built will only be associated with the administrative building. Mr. Belcher stated that they are not proposing to build anything larger than the two sites. Mr. Hainley stated that the large facility that is being proposed for the overall site development is adjacent to an area that requires a 100 ft. buffer. Therefore, staff is looking for guidance from the Planning

Commission as to how to advise the applicant on the site plan development due to placement of the facility. He noted that this is staff's first encounter of having the retention placed in an area where the buffer would normally be located. Mr. Stewart needed clarification as to how this pertains to the site plan submitted for approval at this time. Mr. Hainley stated that the applicant's site plan is compliant, but staff is seeking advice on the larger areas of the site to perhaps avoid unnecessary future costs for the applicant. Mr. Belcher explained that the owner's intent is to do something friendly and acceptable to the neighborhood, and he feels that they will be able to come up with a reasonable solution.

Mr. Paul Andrews asked the applicant if they intend to build on the smaller parcel and provide detention for the parcel on the larger area. Mr. Belcher replied yes. There was additional discussion regarding the buffer, such as location and type. Mr. Hainley suggested that the Planning Commission approve the eastern part and associated utilities; resolve the issue about the pond and the buffers and bring it back as a separate site plan. Chairman Nevill agreed and stated that a caveat could be included to revisit the buffer.

Following discussion, a motion was made by Mr. Wayne Stewart to approve *SP1303* subject to meeting all requirements including approval of a second site plan associated with the buffers, drainage and the retention pond. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SP1344 Middleton

Consider approval of a site plan for a shop addition to an industrial facility on property consisting of 4.52 acres located at 550 Young Lane, approximately 1,600 feet north of its intersection with Glyndale Road. The site is zoned Local Industrial. Parcel ID 03-03674. Property owned by Gary Middleton.

Mr. Middleton was present for discussion.

According to the staff's report, this proposed site plan is consistent with the uses and layout originally approved for this site. The addition is 2,450 square feet and is located in a part of the site that is currently impervious. The existing structures on the site are approximately 18,000 square feet in area.

Engineering has reviewed the plans and determined that the extent of the proposed changes would not be significant with respect to the drainage system or traffic circulation.

This project is served by Young Lane off Glyndale Road. The addition is not likely to add significant traffic to the existing roads. Glyndale "Road carries 1,500 daily trips (2002 data) and is projected to carry 3,700 trips in 2030.

The site is served by a private well and public water and sewer. The proposed change will not be significant in terms of utility demand.

Mr. York Phillips stated that the proposed change is consistent with the uses and layout shown in the approved plans and therefore staff's recommendation is for approval.

Chairman Nevill expressed concerns about this request being in compliance with Section 619. He stated that although this is a minor addition, he would like to see a slight update in order to bring the proposal into compliance with Section 619. Staff concurred.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve *SP1344 (M)* subject to the plans meeting the requirements of Section 619 of the Zoning Ordinance. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

SP1345 Cargile

Consider approval of a site plan for a pole barn at an existing commercial facility on property consisting of .877 acres located on the north side of SR 99 west of its intersection with Chris Road. The site is zoned Highway Commercial. Parcel ID: 03-15693. Property owned by Bobby Cargile.

Mr. Cargile was present for discussion.

In presenting the staff's report, Mr. Phillips explained that the addition of a pole barn is to allow storage of trucks and equipment under cover, which are currently parked outside of the existing facility.

The proposed site plan is consistent with the uses and layout of the site. Direct access will be restricted from SR 99 and will rely on Cargile Drive off of Chris Road.

Engineering has reviewed the plans and determined that the extent of the proposed changes would not be significant with respect to the drainage system or traffic circulation, subject to the restriction on access from SR 99.

This project is served by Chris Road off SR 99. The nature of the use will not increase traffic, as the equipment to be stored already uses the site. SR 99 carries 2,800 daily trips (2002 data) and is projected to carry 11,100 trips in 2030.

The site is not served by public water or sewer and the proposed change will not be significant in terms of utility demand.

Mr. Phillips stated that staff recommends that this request be approved as being consistent with the existing facility and further recommends that access be restricted to Cargile Drive (i.e. no direct access to SR 99).

Chairman Nevill stated that he would like to include the same stipulation as with the previous request relative to Section 619. Staff concurred.

Following discussion, a motion was made by Mr. Jason Counts to approve *SP1345 (M)* as being consistent with the existing project, and further that access shall be restricted to Cargile Drive (i.e. no direct access to SR 99). Approval is also subject to the revised site plan meeting to the requirements of Section 619 of the Zoning Ordinance. The motion was seconded by Mr. Eric Croft and unanimously adopted.

In other business, there was a general discussion about the new Development of Regional Impact (DRI) and Planned Development request concerning Ratcliffe Tract 14. Afterward, the meeting was adjourned at 11:30 a.m.