

MINUTES
MAINLAND PLANNING COMMISSION
WORKSHOP
JULY 22 2008 - 10:00 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA

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

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Kristina Wright, Planner I

Chairman Gary Nevill called the meeting to order at 10:00 a.m.

PP1082 Glynn Place Commercial Park, Block F, Lot 3

Consider a preliminary plat for a 5.797 acre property located on the west side of Altama Avenue; 2,361 ft. north of its intersection with Altama Connector. A five (5) lot commercial subdivision is proposed with public water and sewer. The application includes a request for a variance from Article VIII to allow five (5) lots to have access by way of a private access easement. The property is zoned Planned Development and is part of the Regional Mall Planned Development. Parcel ID 03.10080. Atlantic Survey Professionals, Inc., agent for Eldon Carmichael of SJE, Inc., applicant.

Mr. Ernie Johns of Atlantic Survey Professionals, Inc. was present for discussion.

Mr. Phillips reported that the property is currently undeveloped. The lots are being subdivided for various commercial uses as allowed by the Planned Development text adopted for the zoning district. The Planned Development was part of the greater Mall Planned Development area.

Although it is recognized that the plat is to proceed through a construction and final plat process prior to finalization and approval, there are plan review comments that remain unaddressed at the time of preparing this report. The following issues remain:

- 1) Final plat shall have a note prohibiting direct access to Altama Avenue for Lots 3D and 3E;
- 2) Final plat shall indicate SJE Drive private access easement shall be restricted to right in/right out only at Altama Avenue; and
- 3) Granting of the waiver request for five (5) lots on a private access easement.

The requested deceleration lane is an issue to be addressed during the construction plan stage of the development.

Mr. Phillips stated that staff recommends approval of the preliminary plat (**PP1082**) for Glynn Place Commercial Park with the following:

- 1) Final plat should have a note prohibiting direct access to Altama Avenue for Lots 3D and 3E;
- 2) Final plat shall indicate SJE Drive private access easement shall be restricted to right in/right out only at Altama Avenue; and
- 3) Granting of the waiver request for five (5) lots on a private access easement, along with controlled access as directed in items 1 and 2 above.

During discussion, it was the consensus that the Planning Commission generally supports this concept, including the allowing the variance in consideration of limiting access to Altama Avenue.

Chairman Nevill pointed out that a statement is usually required for minor plats indicating that the county will not accept the private access easement for maintenance.

Following discussion, a motion was made by Mr. Bill Brunson, seconded by Mr. Buck Crosby and unanimously adopted to approve the preliminary plat (**PP1082**) for Glynn Place Commercial Park, Block F, Lot 3 with the following stipulations:

- 1) Final plat shall have a note prohibiting direct access to Altama Avenue for Lots 3D and 3E;
- 2) Final plat shall restrict SJE Drive private access easement to right in/right out only at Altama Avenue; and
- 3) Waiver request shall be granted for five (5) lots on a private access easement, along with controlled access as directed in items 1 and 2 above.

SP1267 East Coast Concrete

Consider a site plan for property located at 100 Whitlock Lane, generally east of Whitlock Road and west of the CSX Railroad. The plan affects a 1.94 acre site within a total parcel consisting of 20.7 acres. The proposed use is a concrete plant. The application includes a request for a variance from the paving requirements. The property is zoned General Industrial. Parcel ID 03-09846. P&A Engineering, agent for East Coast Concrete Inc., lessee. (Martin Marietta Materials, Inc., owner)

Mr. Chris Amos of P&A Engineering was present for discussion.

Ms. Kristina Wright reported that the applicant is proposing to complete the construction of a concrete plant on a project site of 1.94 acres out of the total 20.7 site acreage. The site will be leased from Martin Marietta Materials, Inc. and is situated behind the new asphalt plant on the corner of Whitlock Road and Whitlock Lane. The applicant has addressed comments and made changes to bring the plan into compliance with the Americans with Disabilities Act (ADA) through the inclusion of a paved handicapped space with paved access to the office building. The applicant has also agreed to pave the dumpster pad and area surrounding the dumpster; however, the applicant is requesting a variance from Glynn County Zoning Ordinance Section 611 to allow the remaining portion of the site to remain unpaved due to the demands and the impact of heavy trucks and equipment that will operate within this gated site, which will operate with limited access.

Staff has discussed with the applicant that paved access is required to the dumpster and is required for handicapped parking space. The applicant has indicated compliance with these requirements through the submittal of revised plans and an applicant response letter. In addition, the applicant has indicated that Whitlock Lane is not part of this site and does not involve this application. Staff also understands that the applicant will address water quality and permanent sediment control with plans submitted for a building permit.

The Joint Water & Sewer Commission indicated that the project can be served by public sewer through a connection to the nearest manhole with permission granted from the property owner, Martin Marietta Materials, Inc. The agent/applicant has indicated that this project will be served by public sewer, while the water to the site will be provided from a private well.

Ms. Wright stated that staff recommends approval of *SP1267* East Coast Concrete with the variance to the required paving, and subject to meet all other requirements.

It was noted by several members of the Planning Commission that this particular site is ideal for this type of use as it is adjacent to the Georgia Power substation, the asphalt plant, the rock storage yard, and the railroads.

Mr. Wayne Stewart asked if the applicant has plans for dust control if needed. Mr. Chris Amos replied that the applicant is experienced in handling this type of situation if it becomes necessary.

Following discussion, a motion was made by Mr. Wayne Stewart to approve *SP1267* East Coast Concrete with the variance to the required paving, and subject to meeting all other requirements. The motion was seconded by Mr. Jason Counts and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 10:20 a.m.