

DRAFT MINUTES

**MAINLAND PC CALLED MEETING
SEPTEMBER 22, 2009 - 9:00 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA**

MEMBERS PRESENT: Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Jason Counts
Buddy Hutchinson
Ryan Lawrence
Julie H. Martin

ABSENT: Buck Crosby

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

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

SP1466 (M) Fire Maintenance Facility

Consider approval of a site plan for a 4,752 square foot maintenance building on a 1.77 acre property. The project is the former location of the Glynn County Fire Administration Building. The property is located on the southwest corner of Community Road and Old Jesup Road. The property is zoned R-9 (Single-Family). Parcel ID 03-09154. Captain Jerome Johnson, agent for Glynn County Fire Department.

Captain Johnson was present for discussion.

In presenting the staff's report, Mr. Landon explained that this site is the former location of the Fire Administration building which is now located at the public safety complex. The site plan shows that there are pre-existing structures actually located on the railroad right-of-way. The proposed structure will be located entirely on the property, and is a permitted use within the zoning district.

Engineering, as well all fire and police staff, found this project compliant for Planning Commission site plan. There are details to the plan that will be resolved during the building permitting process.

The property has frontage on both Community Road and Old Jesup Highway. The site will be served by Joint Water & Sewer Commission.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission review shall be guided by the following standards and criteria:

- 1) The application, site plan, and other submitted information contain all the items required under this Section. ***Staff Comment: This requirement has been met.***
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. ***Staff Comment: This building is proposed to be located within a setback. Staff has made the determination that a previous precedent has been set for this property due to the fact that existing structures are located within the setback and within the railroad right-of-way.***
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading, and the flow of traffic, which may reasonably be anticipated. ***Staff Comment: This requirement has been met.***
- 4) Adequate provisions are made to control the flow of storm water from and across the site. ***Staff Comment: This requirement has been met, subject to review by Engineering as part of the review of the building permit.***
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. ***Staff Comment: There are trees to be removed from this site, none of which meet the 24 inch caliper requirement.***
- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. ***Staff Comment: No buffer required.***
- 7) Adequate provisions are made to control the location, intensity, and direction of all outdoor lighting so that it will not have an adverse effect upon adjoining properties. ***Staff Comment: This requirement has been met or will be met through the building permit process.***
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. ***Staff Comment: N/A***

- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff Comment: All utilities are to be provided by JWSC during the building process.**

Mr. Landon stated that staff recommends that *SP1466*, Fire Maintenance Building, be approved subject to meeting all requirements.

Mr. Counts had questions about the building being located within the railroad right-of-way. Mr. Landon stated that there are existing buildings located in the railroad right-of-way, but the proposed building is on county property.

Mr. Hutchinson expressed concerns about removal of two existing oak trees; however, Captain Johnson stated that the Tree Board has consented to the removal of the oak trees.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson to approve *SP1466*, Fire Maintenance Building, subject to meeting all requirements. The motion was seconded by Mr. Jason Counts and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 9:05 a.m.