

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**CALLED MEETING**  
**FEBRUARY 24, 2009 - 9:00 A.M.**  
**Harold Pate Building, 1725 Reynolds Street, Bwk, GA**

-----

**MEMBERS PRESENT:** Gary Nevill, Chairman  
Bill Brunson, Vice Chairman  
Jason Counts  
Alan Dixon  
Buddy Hutchinson

**ABSENT:** Buck Crosby

**STAFF PRESENT:** David Hainley, Director  
York Phillips, Planning Manager

-----

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

-----

**AGENDA/Add Minutes - February 3<sup>rd</sup> Regular Meeting**

Upon staff's request, a motion was unanimously adopted to add the Minutes from the February 3<sup>rd</sup> Regular Meeting to the agenda. Afterward, a motion was made by Mr. Bill Brunson, seconded by Mr. Jason Counts and unanimously adopted to approve the Minutes from the February 3<sup>rd</sup> Regular Meeting

-----

**SP1460 Airgas of Brunswick**

Consider a request for approval of a site plan for a 1,500 sq. ft. addition to an existing 2,825 sq. ft. building for a total of 4,325 sq. ft. with associated parking on a one acre property. The property is located on the north side of Benedict Road approximately 290 ft. east of its intersection with Community Road. The property is zoned Planned Development. Parcel ID 03-10085. Larry Bryson, agent for Sharon Carter, owner. *(This item was deferred from the February 3<sup>rd</sup> meeting to allow the applicant's representative to be present.)*

Mr. Larry Bryson and Mr. Don Hutchinson were present for discussion.

In presenting the staff's report, Mr. Phillips explained that the applicant proposes to add 1,500 sq. ft. of office and retail space, with additional parking to serve the use, onto a one-story metal frame building. The proposed addition is at the front of the

property, but is behind the front yard setback line, as required. The west side of the property is depicted as a wooded area.

Engineering had no issues with the Planning Commission Site Plan. Drainage holding area was suggested to be considered at the building construction plan stage of development.

The property's primary access is on Benedict Road, just 290 ft. off of Community Road. The existing access at this location will flare into additional parking on either side of the entry. There is an existing curb cut at this location. An existing truck dock is to remain, and is depicted at the back of the existing building.

The site will be served by private water and sewer. A septic tank is depicted on the east side of the building. The question was asked if the building is actually served by public water, while a well is for non potable water uses.

Mr. Phillips stated that staff recommends that this request be approved subject to meeting all requirements.

Following review, a motion was made by Mr. Buddy Hutchinson to approve **SP1460**, Airgas of Brunswick Site Plan, 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 9:07 a.m.