

# MINUTES

## MAINLAND PLANNING COMMISSION FEBRUARY 3, 2009 - 6:00 P.M. Historic Courthouse, 701 G Street

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

**STAFF PRESENT:** David Hainley, Director  
York Phillips, Planning Manager  
Janet Loving, Admin/Recording Secretary

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Chairman Gary Nevill called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

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### MINUTES

**January 6, 2009**      **Regular Meeting**  
**January 27, 2009**      **Called Meeting**

Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Bill Brunson, the Minutes of the *January 6<sup>th</sup> Regular Meeting* and the *January 27<sup>th</sup> Called Meeting* were approved and unanimously adopted.

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### ZM1467

Consider a request to adopt the GIS Zoning Layer as the Official Zoning Map of Glynn County. The Official Zoning Map will be maintained and administered under the direction of the Community Development Director as provided by Article XI of the Zoning Ordinance. Glynn County Board of Commissioners, applicant.

Mr. David Hainley, agent for Glynn County, was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Hainley:

The Zoning Ordinance establishes districts (zones) within which particular rules apply. The Ordinance also adopts by reference a map showing the boundaries of those districts. For the last few years, the changes to the map have been maintained in the GIS mapping system, but the GIS data has not been designated as the “official” Zoning Map. In the meantime, the map data has been checked and procedures have been established to provide for corrections to the data when needed. This request would finally accomplish the step of officially adopting the GIS map data as the Zoning Map.

**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.

**The proposed will not actually change map designations or uses.**

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

**No. The proposed will not actually change map designations or uses.**

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

**Yes. The proposed will not actually change map designations or uses.**

- 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. The proposed will not actually change map designations or uses.**

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

**Yes. The proposed will not actually change map designations or uses.**

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

**No. The proposed will not actually change map designations or uses**

Mr. Hainley stated that staff recommends approval of application **ZM1467** to establish the GIS zoning layer as the Official Zoning Map.

Following review, a motion was made by Mr. Bill Brunson recommending that the Board of Commissioners approve application **ZM1467** to establish the GIS zoning layer as the Official Zoning Map. The motion was seconded by Mr. Buck Crosby. During discussion, Mr. Jason Counts wanted to know how often staff anticipates that the map would be updated. Mr. Hainley stated that the zoning map would be updated as often as required. He expounded on the process for updating the map, and for clarification he explained the primary difference between the zoning map and the land use map.

At the end of discussion, the motion for approval was unanimously adopted.

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**SP1450 Fast Fuel #21**

Consider approval of a site plan for an addition to an existing convenience store. The addition consists of 1,600 square feet of office/retail space. The property is located on the northeast corner of Community Road and Old Jesup Road. The property is zoned Local Commercial and is to be served by public water and sewer. Parcel ID: 03-17533. Tidewater Engineering, agent for Dave Sushila owner.

Mr. Peter Schoenaur with Tidewater Engineering was present for discussion.

In presenting the staff's report, Mr. York Phillips explained that the applicant is proposing to make a 1,632 sq. ft. addition to an existing convenience store. The proposed addition will consist of a laundry (480 sq. ft.) and retail/office space (1,152 sq. ft.). The applicant also proposes to remove the existing fuel pumps at the site.

According to engineering staff, there appear to be no issues noted for the site plan. Any design problems that may be encountered in the future will be dealt with in conjunction with construction plan review.

The property is accessed by a primary access on Old Jesup Road. The existing access at this location is an open curb cut, and the proposed design will reduce the width of the access. The secondary access will be a right-in/right-out from Community Road. Also, there is an existing curb cut at this location.

Although the proposed change will increase the total square footage, there will be an overall reduction in the number of daily trips with the removal of the fuel pumps.

***Existing Daily Trips: 350 (190 convenience store + 160 per fuel pump)***  
***Proposed Daily Trips: 260 (190 convenience store + 70 additional retail)***

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

Mr. Schoenaur gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Jason Counts to approve *SP1450*, Fast Fuel #21 Site Plan, subject to meeting all requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

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*Consider a request to approve the Future Land Use Text and Future Land Use Map as Appendix A to the Glynn County Comprehensive Plan, adopted October 16, 2008. The Future Land Use Text and Map establish the distribution of land uses and densities and will be used to implement the goals, objectives, and policies of the adopted Comprehensive Plan. This request includes approval of the Future Development Map for use with the Coastal Comprehensive Plan.*

Mr. Hainley stated that unlike the zoning map, this particular document is subject to change on a maximum 10 year basis. He explained that the Comprehensive Plan was officially adopted and subsequently approved by the Georgia Department of Community Affairs as complying with applicable state rules for such plans. The Comprehensive Plan is a general document and does not give specific guidance on individual land use decisions. The purpose of Appendix A is to provide such guidance by establishing policies for land uses and densities for different areas depicted on the Future Land Use Map.

Mr. Hainley stated that staff recommends approval of the Future Land Use Text and Future Land Use Map as Appendix A to the Glynn County Comprehensive Plan, adopted October 16, 2008.

Following review, a motion was made by Mr. Bill Brunson, seconded by Mr. Jason Counts and unanimously adopted recommending that the Board of Commissioners approve the Future Land Use Text and Future Land Use Map as Appendix A to the Glynn County Comprehensive Plan, adopted October 16, 2008.

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**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 feet of its intersection with Community Road. The property is zoned Planned Development and is to be served by private water and sewer. Parcel ID 0310085. Larry Bryson, agent for Sharon Carter, owner

There was no one present to represent this request; therefore, a motion was made by Mr. Buck Crosby, seconded by Mr. Buddy Hutchinson and unanimously adopted to defer application *SP1460* until the March 3<sup>rd</sup> regular meeting, beginning at 6:00 p.m.

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In other business, Mr. Eric Croft announced that for the last few weeks he has been serving as an interim member of the Mainland Planning Commission. However, County Commissioner Bob Coleman has advised that he will be presenting a new appointee at the February 5<sup>th</sup> County Commission meeting. Therefore at this time, Mr. Croft formally resigned his position on the Mainland Planning Commission effective immediately. He stated that it has truly been a pleasure serving the citizens of Glynn County and he has thoroughly enjoyed his working relationship with the Mainland and Islands Planning Commission members, as well as the Board of Commissioners. He also thanked staff for their dedication and support throughout his years of service. On behalf of the Mainland Planning Commission, Chairman Nevill thanked Mr. Croft for his many contributions and wished him continued success in his future endeavors. Mr. Hainley advised that Mr. Croft will be officially recognized by the Board of Commissioners at a later date.

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There being no further business to discuss, the meeting was adjourned at 6:17 p.m.