

DRAFT MINUTES

MAINLAND PLANNING COMMISSION

November 1, 2011 - 6:00 P.M.

Historic Courthouse, 701 G Street

MEMBERS PRESENT: Bill Brunson, Chairman
Buddy Hutchinson, Vice-Chairman
Terry Carter
Buck Crosby
Larissa Harris
Julie Hunter Martin
Tim Murphy

STAFF PRESENT: David Hainley, Community Development Director
Eric Landon, Planner II
Gail Wendel, Admin Tech/Recording Secretary

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

MINUTES

September 6, 2011 Regular Meeting

Ms. Julie Martin moved to approve the minutes and Mr. Buddy Hutchinson seconded. All present voted in favor except for Mr. Terry Carter who abstained.

September 13, 2011 Called Meeting

Ms. Julie Martin moved to approve the minutes and Mr. Tim Murphy seconded. All present voted in favor except for Mr. Terry Carter who abstained.

Chairman Brunson then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

ZM2295 J&M Recycling

Consider a request to rezone from FA (Forest Agricultural) and HC (Highway Commercial) to BI (Basic Industrial) for a 2.67 acre property located on the east side of Highway 341 approximately 700 feet south of its intersection with Grants Ferry Road. Parcel ID 03-07379. Kevin Higgins, agent for J&M Recycling, owner.

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

The existing use of the property is open yard storage of heavy materials. The frontage of the property is zoned FA and HC which means that it is currently an existing non-conforming use. The applicant wishes to add a new structure to the existing business. A permit cannot be issued until the zoning is changed to a conforming district.

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 request is consistent with the existing use. The current use has been in place for many years.

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

The proposed change is consistent with the existing use of the property.

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

Yes, however the property is currently being used in a non-conforming manner. The proposed zoning change will bring the existing use into compliance.

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.

None.

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

Yes, this property is located in a Corridor Mixed Use on the Future Land Use Map.

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.

Mr. Landon stated that staff recommends approval of application ZM2295 to rezone from FA (Forest Agricultural) and HC (Highway Commercial) to BI (Basic Industrial) with the following condition:

1. A six foot (6') high opaque buffer is to be provided along the boundary of this zoning case prior to a Certificate of Occupancy being issued for any future structures.

Ms. Julie Martin asked if the photos shown were taken from inside the property and Mr. Landon replied that they were.

Chairman Brunson asked if gravel was going to be put in because all he saw when visiting the site was dirt. Mr. Landon replied that this request is just for the rezone and that the other issue would be handled at site plan review.

Chairman Brunson asked if the applicant would like to speak. Mr. Kevin Higgins, the architect for the project stated that he was available for questions. Chairman Brunson asked if the front was going to be improved in appearance and Mr. Higgins replied that they would be doing that. Ms. Julie Martin asked if there would be any planting and Mr. Higgins replied that they would look into that. Chairman Brunson asked if the DOT had reviewed this and Mr. Higgins replied that, on the phone, DOT stated that they would be approved with what they already had.

Chairman Brunson asked if anyone present wished to speak in favor or in opposition of the request. Hearing none, he asked for a motion.

Ms. Julie Martin moved to approve application ZM2295 to rezone from FA (Forest Agricultural) and HC (Highway Commercial) to BI (Basic Industrial) with the following condition: A six foot (6') high opaque buffer is to be provided along the boundary of this zoning case prior to a Certificate of Occupancy being issued for any future structures. Mr. Buck Crosby seconded and all voted in favor.

SP1642 Coastal Alloy

Consider approval of a site plan amendment for a project consisting of a 3,600 square foot warehouse building to an existing industrial site. The property is located on the west side of Young Lane approximately 550 feet north of its intersection with Glyndale Drive. The property is zoned LI (Limited Industrial). Parcel ID 03-23333. Gary Middleton, owner.

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

In 2009 the MPC approved the development of a 6,000 square foot metal fabrication business at this location. Since that time the business has grown and needs to expand. The applicant is asking for a 3,600 square foot warehouse addition to store the raw materials to be used in the primary building.

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 requirement has been met.**
- 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: Specimen trees are located on this site, but not at the location to be developed.**
- 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: The applicant is required to provide adjacent buffers as required in Section 613 of the Zoning Ordinance. At this time buffers will not be required since all surrounding property has industrial zoning.**

- 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.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: Not applicable.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement will be met during the building permit process.**

Mr. Landon stated that the staff recommends approval.

Chairman Brunson asked if there were questions for staff to which no one replied. He then asked Mr. Pete Schoenauer, Tidewater Engineering, about the height limit note of “60 feet” and asked if it should be “45 feet.” Mr. David Hainley stated that “60 feet” is correct. There was further discussion.

Chairman Brunson asked if anyone present wished to speak in favor or in opposition of the request. Hearing none, he asked for a motion.

Ms. Julie Martin moved to approve and Mr. Buddy Hutchinson seconded. All voted in favor.

SP2293 (M) Zaxby’s Restaurant

Consider approval of a site plan for a restaurant located at Lot 6, Brampton Commercial Park, near Exit 29, on US Highway 17. The property is zoned PD (Planned Development). Parcel ID 03-16377. HLC Holdings, LLC, owner.

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

The applicant proposes a restaurant building “substantially similar to the Zaxby’s Restaurant recently opened on St. Simons Island”. It is to be located adjacent existing fast food and dine in restaurants within the immediate vicinity that serve local residents, as well as customers traveling through Georgia along the I-95 corridor.

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: The application, site plan and other submitted information are complete.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff comment: The use is allowed in the PD, Planned Development zoning district pursuant to Zoning File GC-17-97, which references Glynn County Freeway Commercial Zoning District, permitted uses as allowed uses for this Planned Development. The site is to be developed in accordance with this and construction is to occur in accordance with the requirements of all other ordinances of Glynn County.**
- 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: The site plan is satisfactory and depicts adequate provisions for ingress, egress, off street parking, loading, and traffic flow.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: Plans submitted are acceptable.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: The undeveloped lot is devoid of specimen trees, so tree protection is not applicable, however landscaping is to be provided in accordance with zoning ordinance requirements [Section 613 Glynn County Zoning Ordinance].**
- 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: The use is adjacent to similar uses on each side such that intensity is similar and therefore buffering is not required. A rear fifty (50) foot natural buffer is depicted as required. Service areas are screened as part of the design.**
- 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: Lighting does not spill over to adjoining properties; adequate provisions are made.**

- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: Open space is provided in the form of landscaping design for the property.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: The site design implements adequate provisions for each.**

Mr. Landon stated that the staff recommends approval of application SP2293 (M) to allow site development in accordance with zoning requirements for a Zaxby's Restaurant located on US Highway 17 near Exit 29, Brunswick, Georgia.

Chairman Brunson asked if anyone had questions for staff to which no one replied. He then asked if the applicant wished to speak.

Mark Campbell, Carter Engineering Consultants, stated that he was available to answer questions. Chairman Brunson asked if anyone present wished to speak in favor or in opposition of the request. Hearing none, he asked for a motion.

Mr. Buddy Hutchinson moved to approve application SP2293 (M) to allow site development in accordance with zoning requirements for a Zaxby's restaurant located on US Highway 17 near Exit 29, Brunswick, Georgia. The motion was seconded by Mr. Buck Crosby and all voted in favor.

The meeting was adjourned at 6:27 p.m.
Minutes Transcribed by Gail Wendel