

MINUTES
CALLED MEETING
MAINLAND PLANNING COMMISSION
MAY 24, 2011 9:00 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA

MEMBERS PRESENT: Bill Brunson, Chairman
Buddy Hutchinson, Vice Chairman
Julie Martin
Tim Murphy

ABSENT: Jim Burgess
Aaron Carone
Buck Crosby

STAFF PRESENT: David Hainley, Community Development Director
York Phillips, Planning Manager
Eric Landon, Planner II

Chairman Bill Brunson called the meeting to order at 9:00 a.m.

SP1486 Coastal Baptist Church

Consider approval of a site plan for a church expansion. The project consists of a 1,536 sq. ft. addition to the existing 2,262 sq. ft. church at the northeast corner of the intersection of Buck Swamp Road and Good Place Drive. The addition will be in the form of two detached modular buildings. The property is zoned Forest Agricultural (FA). Parcel ID: 03-11132, 03-11133, 02-01392, and 03-19947. Jackson Survey, agent for Coastal Baptist Church.

Mr. David Dowdy was present for discussion.

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

This request is for a new phase of an existing church. The existing structure was originally approved by the MPC in 2009. The applicant is now proposing two additional modular structures which will bring the total square footage of the campus to 3,798 square feet. The existing number of parking spaces will not change. The number of required spaces is based on the number of seats in the main sanctuary.

Future phases of this development include a sanctuary and fellowship hall as shown on the site plan.

The property has frontage on both Good Place and Buck Swamp, but the access is shown from Good Place.

The site is currently being served by JWSC water and a septic system. The Fire Marshall requires a new fire hydrant based on the square footage.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission's 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. Existing access and parking is provided.**
- 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: This requirement has been met.**
- 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.**
- 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: This requirement will be met during the building permit process. Fire Department is requiring the addition of a fire hydrant.**

Mr. Landon stated that staff recommends approval of **SP1486** Coastal Baptist Church Phase Expansion subject to meeting all requirements with the following condition: 1) A Certificate of Occupancy will not be issued for the expansion until a fire hydrant is provided and approved by the Fire Marshall.

Following a brief discussion pertaining to the fire hydrant, a motion was made by Mr. Buddy Hutchinson, seconded by Ms. Julie Martin and unanimously adopted to approve **SP1486** Coastal Baptist Church Phase Expansion subject to meeting all requirements with the following condition: 1) A Certificate of Occupancy will not be issued for the expansion until a fire hydrant is provided and approved by the Fire Marshall.

SP2204 Creative Kids Learning Center

Consider approval of a site plan for an addition to an existing daycare center on property consisting of 0.517 acres located on the east side of Cate Road, approximate 375 ft. south of its intersection with Perry Lane Road. The address is 1370 Cate Road. The property is zoned Local Commercial (LC). Parcel ID: 03-13778. Property owned by Roger Budd, Jr.

Mr. Dan Coty, agent, was present for discussion.

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

This site is currently occupied by a daycare center. The proposal is to construct a 1,541 sq. ft. addition to the existing 3,528 sq. ft. building. This would allow the capacity of the center to expand from 66 to 100 children.

Engineering raised a question concerning storm water, but the building addition is in an area that is currently impervious. This issue can be finalized during the building permit review phase.

The proposed change will generate approximately 100 additional vehicle trips. The site is served by Cate Road, which has adequate capacity.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission's 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. **Comment: The initial submission lacked some technical information. The additional information has been submitted and included in the packages as "site plan notes."**

- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Comment: Complies.**
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading, and the flow of traffic, which may reasonably be anticipated. **Comment: Complies.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Comment: Complies, the proposed addition does not generate any additional storm water runoff.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Comment: Complies, there are no trees on the property.**
- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Comment: The project complied at the time of original construction. The proposal includes a request to modify the standard to accept the existing fence as meeting the buffer requirement.**
- 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. **Comment: No additional lighting is proposed.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Comment: Complies.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Comment: Complies.**

Mr. Phillips stated that staff recommends that application *SP2204* be approved subject to meeting all requirements and recommends approval of the request to maintain the existing buffer as meeting the buffer requirement.

Following review, a motion was made by Ms. Julie Martin, seconded by Mr. Buddy Hutchinson and unanimously adopted to approve application *SP2204* subject to meeting all requirements and to approve the request to maintain the existing buffer as meeting the buffer requirement.

There was a brief discussion about the meeting schedule. Afterward, the meeting adjourned at 9:20 a.m. (Minutes recorded by York Phillips.)