

# MINUTES

## MAINLAND PLANNING COMMISSION

JUNE 7, 2011 - 6:00 P.M.

Historic Courthouse, 701 G Street

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**MEMBERS PRESENT:** Bill Brunson, Chairman  
Buddy Hutchinson, Vice Chairman  
Aaron Carone  
Buck Crosby  
Julie Martin  
Tim Murphy

**ABSENT:** Jim Burgess

**STAFF PRESENT:** David Hainley, Community Development Director  
Eric Landon, Planner II  
Janet Loving, Admin/Recording Secretary

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Chairman Brunson called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

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## MINUTES

**April 5, 2011 Regular Meeting**

**May 24, 2011 Called Meeting**

A motion was made by Ms. Julie Martin to approve the Minutes of the *April 5<sup>th</sup> Regular Meeting*. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Bill Brunson, Mr. Aaron Carone, Mr. Buddy Hutchinson, Ms. Julie Martin and Mr. Tim Murphy. Mr. Crosby did not attend the April 5<sup>th</sup> Meeting and therefore abstained from voting.

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the *May 24<sup>th</sup> Called Meeting*. The motion was seconded by Ms. Julie Martin. Voting Aye: Mr. Bill Brunson, Mr. Buddy Hutchinson, Ms. Julie Martin and Mr. Tim Murphy. Mr. Carone and Mr. Crosby did not attend the May 24<sup>th</sup> Meeting and therefore abstained from voting.

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### **ZM2206 Mike Murphy Property**

Consider a request to rezone from Local Commercial (LC) and General Commercial (GC) to Planned Development (PD) for property southeast of the intersection of Chapel Crossing Road and Altama Avenue. The proposal is to permit the existing auto sales and service use. Parcel ID 03-00954. James Bishop, agent for Rule 62 Enterprise, LLC, owner.

Messrs. Jim Bishop, Robert Ussery and Bobby Shupe were present for discussion.

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

This application is a request to clarify and bring into conformance any zoning issues prior to a future expansion. The current zoning of this property is a mix of LC and GC. Both of these zoning designations allow retail sales, but do not specifically state “automobile dealership” as a specific use. If approved, this application will unify the zoning of the property to a single district (planned development). Approval will also clarify that the existing use of the site is compliant with the zoning regulations.

Details of design for the proposed access changes will be addressed with County Engineering Staff.

The project has two existing access points on Altama Avenue. The applicant proposes to close one of the existing entrances and to provide a new access on Chapel Crossing Road. Utilities provided by JWSC.

**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 use is expected to remain until such time that an expansion will take place.*

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

*No, the proposed and existing use is the same.*

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

*Yes, although the current zoning does not explicitly state the current use as permitted.*

- 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. Impacts can be mitigated with cooperation from County Engineering staff.*

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

*Yes, this property is located in Central Glynn which allows a mix of commercial 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.*

Mr. Landon stated that staff recommends approval of application **ZM2206** to rezone from Local Commercial and General Commercial to Planned Development.

Mr. Tim Murphy had questions about the egress into the property relative to there being two entrances on Altama. He believes that there was some discussion about the entrance being split - one on Altama and one on Chapel Crossing. Mr. Landon stated that Mr. Murphy is correct. He added that Engineering has looked into this and agreed to work with the applicant on how the entrances would be handled.

Chairman Brunson had questions about the drainage ditch located to the north of the gravel and asked if there is an existing culvert in the area. Mr. Hainley replied yes and he pointed it out on the location map for clarification. He also pointed out the existing access way and stated that pipes would have to be sized appropriately for the drainage ditch. Mr. Hainley stated that this issue would be addressed during the building permit phase of the project.

Chairman Brunson commented on the new service entrance which is depicted as right-in/right-out and asked if the applicant is okay with it. Mr. Ussery replied yes. He stated that this was included to accommodate an exit route for trucks in the parking lot. He stated that they are satisfied with the Altama in/out but they would also like an out only on Chapel Crossing. Mr. Hainley stated that staff does not have a problem with this and since the applicant is in agreement, it could be listed as a voluntary condition.

Following discussion, a motion was made by Mr. Buddy Hutchinson to recommend approval of application **ZM2206** to rezone from LC (Local Commercial) and GC (General Commercial) to PD (Planned Development). The motion was seconded by Mr. Buck Crosby. However, the motion was amended to include a right-in/right-out only at Chapel Crossing. The amendment was accepted and the motion was unanimously adopted.

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### **SP2213 School Transportation Facility**

Consider approval of a site plan for a Glynn County Schools transportation complex. The project will consist of a 17,200 sq. ft. facility with 123 parking spaces on 22.136 acres. The property is located on Jack Hartman Boulevard approximately 1,000 ft. west of its intersection with Highway 17 North. The proposed uses include transportation maintenance and operations buildings and bus storage. The property is zoned PD Planned Development and is located within the Golden Isles Gateway Planned Development. Parcel ID 03-26396. Al Boudreau, agent for Glynn County Schools.

Mr. Boudreau 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 to relocate the school transportation complex that currently exists in downtown Brunswick. The site consists of a 17,200 sq. ft. structure that will serve as office space and maintenance for the school bus fleet. The project will access Jack Hartman Boulevard and is across from the newly completed CDL facility. The project is located within the industrial portion of the Golden Isles Gateway Planned Development.

The property has frontage on both Good Place and Buck Swamp, but the access is shown from Good Place. The site is will be served by JWSC utilities.

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. No specimen trees have been identified 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. **Staff comment: Adjacent properties are zoned for industrial use. 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 and JWSC will be required to approve permit.**

Mr. Landon stated that staff recommends that *SP2213*, School Transportation Facility, be approved subject to meeting all requirements.

There was a brief discussion about traffic concerns and the possibility of installing a caution signal for safety purposes at the intersection of Jack Hartman Boulevard. Mr. Landon stated that he would forward a request to this affect to GA DOT on behalf of the Planning Commission.

At the end of discussion, a motion was made by Mr. Buck Crosby to approve *SP2213* School Transportation Facility subject to meeting all requirements. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 6:30 p.m.