

**MINUTES**  
**CALLED MEETING**  
**MAINLAND PLANNING COMMISSION**  
**JANUARY 11, 2011 - 9:00 A.M.**  
**Ballard Recreation Conference Room, Bwk., GA**

-----

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

**ABSENT:** Buck Crosby

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

**ALSO PRESENT:** Commissioner Clyde Taylor, BOC

-----

Vice Chairman Bill Brunson called the meeting to order at 9:00 a.m. He then welcomed the newly appointed Planning Commission members as well as County Commissioner Clyde Taylor.

-----

**Election of Officers**  
**Approval of 2011 Calendar**

Mr. Buddy Hutchinson nominated Mr. Bill Brunson as *Chairman* of the MPC for 2011. There were no other nominations from the floor and therefore nominations were closed. Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Aaron Carone, Mr. Bill Brunson was unanimously elected as Chairman of the MPC for 2011.

Mr. Buddy Hutchinson was nominated as *Vice Chairman* of the MPC for 2011. There were no other nominations from the floor and therefore nominations were closed. Upon a motion made by Mr. Aaron Carone and seconded by Mr. Tim Murphy, Mr. Buddy Hutchinson was unanimously elected as Vice Chairman of the MPC for 2011.

A motion was made by Mr. Bill Brunson to retain Mrs. Janet Loving as **Recording Secretary** of the MPC for 2011. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Aaron Carone, the **2011 Meeting Calendar** was approved and unanimously adopted.

-----

**SP2161 154 Newman Drive**

Consider approval of a site plan for a 4,550 sq. ft. building addition for property located at the northeast corner of Newman and Rose Drive. The property is zoned Highway Commercial (HC). Parcel ID 03-12430.

Mr. Wayne Neil was present for discussion.

In presenting the staff's report, Mr. Landon explained that the proposed site plan is for a 4,550 sq. ft. expansion of the existing business for storage and warehouse purposes. Access to the site is provided by Newman and Rose Drive.

The applicant has water service with Joint Water & Sewer Commission (JWSC) and septic service. Approval from Environmental Health will be required prior to a building permit for the expansion.

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 not 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 will be determined with the building permit process.**
- 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: Staff comment: This requirement has been met.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: Not applicable.**

- 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 of the property is to remain as it currently exists.**
- 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: The use of the property is not requested to be changed.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: This requirement has been met.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement has been met.**

Mr. Landon stated that staff recommends approval of application *SP2161* subject to meeting all other requirements.

Mr. Hutchinson, as well as Mr. Murphy expressed concerns about comments in Item #1 of the staff's findings. Mr. Landon explained that Section 619 contains a list of items that must be met prior to approval, most of which are taken care of during the building permit review stage. Mr. Murphy stated that if these are items that are required of everyone he merely wants to ensure that the applicant adheres to the same rules. He then asked Mr. Neil if he intends to meet the requirements of Item #1, to which Mr. Neil replied yes. He explained that when he applied for the building permit he was unaware of the need for a site plan in this case; however, he assured the commission that he will meet with staff and fulfill all obligations.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve application *SP2161* subject to meeting all other requirements. The motion was seconded by Mr. Aaron Carone and unanimously adopted.

-----

There being no further business to discuss, the meeting was adjourned at 9:12 a.m.